

RMAC 2004-NSP4 PLC

(Incorporated in England and Wales with limited liability under Registered Number 5208125)

MORTGAGE BACKED FLOATING RATE NOTES

Notes	Initial Principal Amount	Interest Rate	Maturity Date	Issue Price to Investors
A1 Notes	£121,000,000	Note LIBOR + 0.10%	March 2018	100%
A2 Notes	£595,000,000	Note LIBOR + 0.19%	December 2036	100%
M1 Notes	£40,000,000	Note LIBOR + 0.33%	December 2036	100%
M2 Notes	£32,000,000	Note LIBOR + 0.63%	December 2036	100%
B1 Notes	£12,000,000	Note LIBOR + 0.88%	December 2036	100%

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The Mortgage Backed Floating Rate Notes of RMAC 2004-NSP4 Plc (the "Issuer") will comprise £121,000,000 A1 Notes (the "A1 Notes"), £595,000,000 A2 Notes (the "A2 Notes", and, together with the A1 Notes, the "A Notes"), £40,000,000 M1 Notes (the "M1 Notes"), £32,000,000 M2 Notes (the "M2 Notes" and, together with the M1 Notes, the "M Notes"), £12,000,000 B1 Notes (the "B1 Notes"), £14,400,000 B2 Notes (the "B2 Notes"), and together with the B1 Notes, the "B Notes", and together with the A Notes, the M Notes and the B1 Notes, the "Rated Notes") and £9,850,000 C Notes (the "C Notes", and, together with the A1 Notes, the A2 Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes, the "Notes"). The holders of the A1 Notes shall be defined as the "A1 Noteholders", the holders of the A2 Notes shall be defined as the "A2 Noteholders", and, together with the A1 Noteholders shall be defined as the "A Noteholders", the holders of the M1 Notes shall be defined as the "M1 Noteholders", the holders of the M2 Notes shall be defined as the "M2 Noteholders" and, together with the M1 Noteholders shall be defined as the "M Noteholders", the holders of the B1 Notes shall be defined as the "B1 Noteholders", the holders of the B2 Notes shall be defined as the "B2 Noteholders", the holders of the C Notes shall be defined as the "C Noteholders", the holders of the Notes shall be defined as the "Noteholders" and the holders of the Offered Notes shall be defined as the "Offered Noteholders." Interest is payable on the Notes, beginning on 14 March 2005 and thereafter quarterly in arrear on the 12th day in June, September, December and March in each year, unless such day is not a Business Day, in which case interest shall be payable on the following Business Day (each such date, a "Payment Date"). Interest on the A1 Notes shall accrue at an annual rate of the London Interbank Offered Rate ("LIBOR") for deposits in sterling for three months or, in the case of the first Interest Period, at an annual rate obtained upon interpolation of LIBOR for two month sterling deposits and LIBOR for three month sterling deposits ("Note LIBOR") plus 0.10 per cent. per annum. Interest on the A2 Notes shall accrue at an annual rate of Note LIBOR plus 0.19 per cent. per annum. Interest on the M1 Notes shall accrue at an annual rate of Note LIBOR plus 0.33 per cent. per annum. Interest on the M2 Notes shall accrue at an annual rate of Note LIBOR plus 0.63 per cent. per annum. Interest on the B1 Notes shall accrue at an annual rate of Note LIBOR plus 0.88 per cent. per annum. Interest on the B2 Notes shall accrue at an annual rate of Note LIBOR plus 2.50 per cent. per annum. Interest on the C Notes shall accrue at an annual rate of Note LIBOR plus 2.50 per cent. per annum. The Notes will be issued on or about 15 December 2004 (the "Issue Date").

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In addition, on the Issue Date, the Issuer will issue to GMAC-RFC Limited Mortgage Early Repayment Certificates due 2036 (the "MERCs" and the holders thereof, the "MERC Holders") and Residual Certificates due 2036 (the "Residuals" and the holders thereof, the "Residual Holders"). The B2 Notes, C Notes, MERCs and Residuals are not being offered by this Offering Circular.

The period from (and including) a Payment Date (or the Issue Date) to (but excluding) the next (or first) Payment Date is an "Interest Period". The rate of interest payable from time to time (the "Rate of Interest") in respect of each class of the Notes will be determined on each Payment Date or, in the case of the first Interest Period, the Issue Date (each an "Interest Determination Date").

All references herein to "Notes" and "Noteholders" are references to the specified Notes and the holders thereof unless otherwise specified.

Prior to redemption on the Payment Date falling in March 2018 for the A1 Notes (the "A1 Final Payment Date") and prior to redemption on the Payment Date falling in December 2036 for the A2 Notes, the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and the C Notes (the "A2-C Final Payment Date") and the A1 Final Payment Date and the A2-C Final Payment Date, each a "Final Payment Date", the Notes will be subject to mandatory and/or optional redemption in certain circumstances. The Issuer may not purchase any Notes. See "Terms and Conditions of the Notes – Condition 5".

As a condition to the issue of the A Notes, the A Notes are anticipated to be rated Aaa by Moody's Investors Services Ltd ("Moody's"), AAA by Standard & Poor's Ratings Services, a division of the McGraw-Hill Companies, Inc. ("S&P") and AAA by Fitch Ratings Ltd ("Fitch" and, together with Moody's and S&P, the "Rating Agencies"). The M1 Notes are each anticipated to be rated AA by S&P, Aa3 by Moody's and AA by Fitch. The M2 Notes are each anticipated to be rated A by S&P, A2 by Moody's and A by Fitch. The B1 Notes are each anticipated to be rated BBB by S&P, Baa2 by Moody's, and BBB by Fitch. The B2 Notes are each anticipated to be rated BB by S&P and BB+ by Fitch. The issue of the C Notes, MERCs and the Residuals is not conditional upon a rating and the Issuer has not requested any rating of the C Notes, MERCs or the Residuals.

A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by any of the Rating Agencies.

Application has been made to the Financial Services Authority in its capacity as the competent authority for listing in the United Kingdom (the "UK Listing Authority") for the Offered Notes to be admitted to the Official List of the UK Listing Authority (the "Official List"). Application has been made to the London Stock Exchange plc (the "London Stock Exchange") for the Offered Notes to be admitted to trading on the London Stock Exchange's market for listed securities. No such applications have been or are being made in relation to the B2 Notes, the C Notes, the MERCs or the Residuals. Admission to the Official List together with admission to trading on the London Stock Exchange's market for listed securities constitutes official listing on the London Stock Exchange. A copy of this document, which comprises approved listing particulars with regard to the Issuer and the Offered Notes, has been delivered to the Registrar of Companies in England and Wales for registration in accordance with Section 83 of the Financial Services and Markets Act 2000 (the "FSM Act"). This document does not comprise listing particulars with regard to the B2 Notes, C Notes, Residuals or MERCs.

See "Risk Factors" below for a description of certain factors which should be considered by prospective investors in connection with an investment in the Offered Notes.

DEUTSCHE BANK 

 Merrill Lynch

GMAC RFC Securities Europe

The date of this Offering Circular is 10 December 2004.

The Notes of each class sold in reliance on Regulation S (“**Regulation S**”) under the United States Securities Act of 1933, as amended (the “**Securities Act**”), will be represented on issue by global notes in registered form for each such class of Note (the “**Global Notes**”). The Global Notes will be registered in the name of JPMorgan Chase Bank, National Association, London office, as common depository (the “**Common Depository**”) for Euroclear Bank S.A./N.V., as operator of the Euroclear System (“**Euroclear**”), and also Clearstream Banking, société anonyme (“**Clearstream, Luxembourg**”). Except in the limited circumstances described under “**Description of the Notes**”, the Notes will not be available in definitive form (the “**Definitive Notes**”). Definitive Notes will be issued in registered form only.

THE SECURITIES OFFERED HEREBY HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION (THE “**COMMISSION**”), ANY STATE SECURITIES COMMISSION OR ANY OTHER REGULATORY AUTHORITY, NOR HAVE ANY OF THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THE MERITS OF THIS OFFERING OR THE ACCURACY OR ADEQUACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

THE OFFERED NOTES HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OR ANY STATE SECURITIES LAWS. THE NOTES MAY NOT BE OFFERED, SOLD OR DELIVERED DIRECTLY OR INDIRECTLY WITHIN THE UNITED STATES OR TO, OR FOR THE BENEFIT OR ACCOUNT OF, US PERSONS (AS DEFINED IN REGULATION S) EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND APPLICABLE STATE SECURITIES LAWS.

This Offering Circular is submitted to investors for use solely in connection with the consideration of the purchase of the Offered Notes, or other transactions exempt from registration under the Securities Act. In particular, this Offering Circular is not submitted to investors in connection with the consideration of the purchase of the B2 Notes, the C Notes, the MERCs or the Residuals.

The Offered Notes will be obligations solely of the Issuer and will not be guaranteed by, or be the responsibility of, any other entity. In particular, the Offered Notes will not be obligations of, and will not be guaranteed by, GMAC-RFC Limited (“**GMAC-RFC**”), Deutsche Bank AG, London or Merrill Lynch International (together with Deutsche Bank AG, London, the “**Lead Managers**”), RFSC International Limited, (together with the Lead Managers, the “**Managers**”), SFM Corporate Services Limited (the “**Corporate Services Provider**” and the “**Share Trustee**”), Barclays Bank PLC (in its capacity as account bank, the “**Account Bank**”, in its capacity as liquidity facility provider, the “**Liquidity Facility Provider**” and in its capacity as GIC provider, the “**GIC Provider**”), Swiss Re Financial Products Corporation (“**Swiss Re**”) (in its capacity as cap provider, the “**Cap Provider**”) or J.P. Morgan Corporate Trustee Services Limited as trustee (in such capacity, the “**Trustee**”).

The Issuer accepts responsibility for the information contained in this Offering Circular. To the best of its knowledge and belief (having taken all reasonable care to ensure that such is the case) the information contained in this Offering Circular is in accordance with the facts and does not omit anything likely to affect the import of such information.

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Any reference in this document to listing particulars means this document excluding all information incorporated by reference. The Issuer has confirmed that any information incorporated by reference, including any such information to which readers of this document are expressly referred, has not been and does not need to be included in the listing particulars to satisfy the requirements of the FSM Act or the listing rules of the UK Listing Authority. The Issuer believes that none of the information incorporated therein by reference conflicts in any material respect with the information included in the listing particulars.

23.11(y)

Each initial and subsequent purchaser of the Offered Notes will be deemed, by its acceptance of such Offered Notes to have made certain acknowledgements, representations and agreements intended to restrict the resale or other transfer thereof as set forth therein and described in this Offering Circular and, in connection therewith, may be required to provide confirmation of its compliance with such resale and other transfer restrictions in certain cases. See “**Notice to Investors**”.

The Cap Provider accepts responsibility for the information contained in “**The Cap Provider**”. No representations, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Cap Provider as to the accuracy or completeness of any information contained in this Offering Circular (other than the information mentioned above) or any other information supplied in connection with the Offered Notes or their distribution.

This Offering Circular does not constitute, and is not intended to be, an offer of, or an invitation by or on behalf of, the Issuer or the Managers to subscribe for or purchase any of the Offered Notes. The distribution of this Offering Circular and the offering of the Offered Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Offering Circular comes are required by the Issuer and the Managers to inform themselves about and to observe such restrictions. For a description of certain further restrictions on offers and sales of the Offered Notes and distribution of this Offering Circular, see “**Purchase and Sale**” and “**Notice to Investors**”. This Offering Circular does not constitute, and may not be used for the purposes of, an offer or solicitation by any person in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation and no action is being taken to

permit an offering of the Offered Notes or the distribution of this Offering Circular in any jurisdiction where such action is required.

The Managers have not independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Managers as to the accuracy or completeness of the information contained in this Offering Circular. In making an investment decision, investors must rely on their own examination of the terms of this offering, including the merits and risks involved. The contents of this Offering Circular should not be construed as providing legal, business, accounting or tax advice. Each prospective investor should consult its own legal, business, accounting and tax advisers prior to making a decision to invest in the Offered Notes. Any investor in the Offered Notes should be able to bear the economic risk of an investment in the Offered Notes for an indefinite period of time.

No person has been authorised to give any information or to make any representation concerning the issue of the Offered Notes other than those contained in this Offering Circular. Nevertheless, if any such information is given by any broker, seller or any other person, it must not be relied upon as having been authorised by the Issuer or the Managers. Neither the delivery of this Offering Circular nor any offer, sale or solicitation made in connection herewith shall, in any circumstances, imply that the information contained herein is correct at any time subsequent to the date of this Offering Circular.

In this Offering Circular, unless otherwise noted, all references to specified percentages of the Mortgage Loans are references to those Mortgage Loans as a percentage of the aggregate principal balances of the Initial Mortgage Pool.

Payments of interest and principal in respect of the Offered Notes will be subject to any applicable withholding taxes without the Issuer being obliged to pay additional amounts therefor.

References in this Offering Circular to “£”, “Pounds”, “sterling” or “Sterling” are to the lawful currency for the time being of the United Kingdom of Great Britain and Northern Ireland. References in this Offering Circular to “€”, “euro” or “Euro” are to the single currency introduced at the start of the third stage of European Economic and Monetary Union pursuant to the Treaty establishing the European Community, as amended by the Treaty on European Union and the Treaty of Amsterdam.

In connection with the issue of the Offered Notes, Deutsche Bank AG, London or any person acting for it may, on the same terms and conditions contained herein, over-allot or effect transactions with a view to supporting the market price of the Offered Notes at a level higher than that which might otherwise prevail for a limited period after the Issue Date. However there may be no obligation on Deutsche Bank AG, London or any agent of Deutsche Bank AG, London to do this. Such stabilising, if commenced, may be discontinued at any time, and must be brought to an end after a limited period.

6.1.5(b)(i)

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SUMMARY INFORMATION

The information set out below is a summary of the principal features of the issue of the Offered Notes. In addition to the Offered Notes, the Issuer will sell the B2 Notes and the C Notes to GMAC-RFC and issue the MERCs and the Residuals to GMAC-RFC. The B2 Notes, the C Notes, the MERCs and the Residuals will be secured over the same property as the Offered Notes. The B2 Notes, C Notes, MERCs and the Residuals are not being offered by this Offering Circular and this Offering Circular is not to be used in connection with the consideration of the purchase of any of the B2 Notes, C Notes, MERCs or Residuals. This summary should be read in conjunction with, and is qualified in its entirety by references to, the detailed information presented elsewhere in this Offering Circular.

The Issuer

The Issuer's authorised share capital consists of 50,000 ordinary shares of £1 each. The issued share capital consists of 50,000 ordinary shares allotted with £12,502 paid up. All of the Issuer's issued share capital is held by RMAC Holdings Limited ("**Holdings**"). All of Holdings' issued share capital and all rights attaching thereto is held on trust by SFM Corporate Services Limited (the "**Share Trustee**") for the benefit of charitable institutions.

The Mortgage Pool

Sale of Mortgage Pool

The Issuer has been established:

- (a) to acquire on the Issue Date a pool (the "**Completion Mortgage Pool**") of residential mortgage loans together with the related security for their repayment, including the relevant mortgages and standard securities (the "**Related Security**") (each such mortgage loan, a "**Mortgage Loan**", and each such mortgage and standard security, a "**Mortgage**");
- (b) to make further advances pursuant to the Administration Agreement in respect of these Mortgage Loans ("**Further Advances**"); and
- (c) to acquire Substitute Mortgage Loans (as defined under "*Administration of the Mortgage Pool – Further Advances and Substitution*").

For the avoidance of doubt, reference herein to Mortgage Loans shall, where the context so requires, include the Substitute Mortgage Loans.

Each Mortgage is a mortgage of, or standard security over, a residential property in England, Wales or Scotland (a "**Property**").

The mortgage pool owned by the Issuer from time to time (the "**Mortgage Pool**") will comprise:

- (a) the Completion Mortgage Pool purchased by the Issuer on the Issue Date pursuant to the mortgage sale agreement to be entered into on the Issue Date between the Issuer, GMAC-RFC and the Trustee (the "**Mortgage Sale Agreement**");
- (b) each Substitute Mortgage Loan acquired by the Issuer in accordance with the provisions of the Mortgage Sale Agreement and the Administration Agreement; and
- (c) any Further Advances (see "*Administration of the Mortgage Pool – Further Advances and Substitution*"),

other than Mortgage Loans in each case which have been repaid in full or in respect of which enforcement procedures have been completed and Mortgage Loans which have been repurchased by GMAC-RFC pursuant to the Mortgage Sale Agreement (see "*Sale of the Mortgage Pool – Warranties and Repurchase*").

The Completion Mortgage Pool will be selected from a larger pool (the "**Initial Mortgage Pool**"). As at 17 November 2004 (the "**Cut-Off Date**"), the Initial Mortgage Pool has the characteristics described under "*The Mortgage Pool – Introduction*".

Mortgage Administration and Servicing

GMAC-RFC (in such capacity, the "**Administrator**") will be appointed under the terms of an administration agreement dated on or about the Issue Date between the Issuer, the Administrator and the Trustee (the "**Administration Agreement**"), to administer the Mortgage Loans and the Related Security, manage all cash transactions and maintain cash management ledgers on behalf of, and as agent for, the Issuer and the Trustee.

Pursuant to the terms of the Administration Agreement, the Administrator is obliged to report on a regular basis to the Trustee and the Issuer regarding the status and the performance of the Mortgage Pool, the administration of the Mortgage Loans and other matters relating to its administrative functions as described in "*Administration of the Mortgage Pool*".

23.29(c)

The Administrator has entered into an agreement with Homeloan Management Limited (“HML”) regarding the sub-contracting out of administration services in relation to the mortgage loans the Administrator owns or administers on behalf of others, including the Mortgage Loans. See “*Administration of the Mortgage Pool*”.

The Administrator will not be liable for any of the financial obligations of the Issuer, including any payments of principal or interest on the Offered Notes.

The Trustee

The Trustee, which is J.P. Morgan Corporate Trustee Services Limited (with registered office at 125 London Wall, London EC2Y 5AJ and head office at Trinity Tower, 9 Thomas More Street, London E1W 1YT), will be appointed pursuant to a trust deed (the “*Trust Deed*”) to be entered into on or prior to the Issue Date between the Issuer and the Trustee to represent the interests of the Noteholders, the MERC Holders, the Residual Holders and the other secured parties. The Trustee will hold for the benefit of, *inter alios*, the Noteholders the security granted by the Issuer under the Deed of Charge. See “*Security for the Notes*” below.

6.1.23(a)

The Notes, MERCs and Residuals

The £121,000,000 A1 Mortgage Backed Floating Rate Notes due March 2018, the £595,000,000 A2 Mortgage Backed Floating Rate Notes due December 2036, the £40,000,000 M1 Mortgage Backed Floating Rate Notes due December 2036, the £32,000,000 M2 Mortgage Backed Floating Rate Notes due December 2036, the £12,000,000 B1 Mortgage Backed Floating Rate Notes due December 2036, the £14,400,000 B2 Mortgage Backed Floating Rate Notes due December 2036, the £9,850,000 C Mortgage Backed Floating Rate Notes due December 2036, the Mortgage Early Repayment Certificates and the Residual Certificates will be constituted by the Trust Deed and will share (subject to the priority described below) in the same security.

The A Notes will be secured by the same security that will secure the M1 Notes, the M2 Notes, the B1 Notes, [the B2 Notes,] the C Notes, the MERCs and the Residuals although, upon enforcement, the A Notes will rank in priority to the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes, the C Notes, the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals in point of security; the M1 Notes will rank in priority to the M2 Notes, the B1 Notes, the B2 Notes, the C Notes, the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals but after the A Notes, in point of security; the M2 Notes will rank in priority to the B1 Notes, the B2 Notes, the C Notes, the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals but after the A Notes and the M1 Notes, in point of security; the B1 Notes will rank in priority to the B2 Notes, the C Notes, the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals, but after the A Notes, the M1 Notes and the M2 Notes, in point of security; the B2 Notes will rank in priority to the C Notes, the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals, but after the A Notes, the M1 Notes, the M2 Notes and the B1 Notes, in point of security;] and the C Notes will rank in priority to the MERCs (other than as regards Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”)) and the Residuals but after the A Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes, in point of security. Payments under the MERCs will be made from amounts received by the Issuer in respect of Mortgage Early Repayment Charges. Such amounts will not be available, before or after enforcement of the security, for application towards repayment of amounts due to Noteholders or Residual Holders.

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23.29(e)(ix)

The A Notes will rank *pari passu* without preference or priority amongst themselves for all purposes (other than with respect to differing rates of interest being applicable to the A1 Notes and the A2 Notes), but will rank in priority to the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and the C Notes, to the extent described in “*Terms and Conditions of the Notes – Condition 4(f)*”, as to payment of interest and, to the extent described in “*Terms and Conditions of the Notes – Condition 2*”, as to payment of principal.

The M1 Notes will rank in priority to the M2 Notes, the B1 Notes, the B2 Notes and the C Notes, to the extent described in “*Terms and Conditions of the Notes – Condition 4(f)*”, as to payment of interest and, to the extent described in “*Terms and Conditions of the Notes – Condition 2*”, as to payment of principal.

The M2 Notes will rank in priority to the B1 Notes, the B2 Notes and the C Notes, to the extent described in “*Terms and Conditions of the Notes – Condition 4(f)*”, as to payment of interest and, to the extent described in “*Terms and Conditions of the Notes – Condition 2*”, as to payment of principal.

The B1 Notes will rank in priority to the B2 Notes and the C Notes, to the extent described in “*Terms and Conditions of the Notes – Condition 4(f)*” as to payment of interest and, to the extent described in “*Terms and Conditions of the Notes – Condition 2*”, as to payment of principal.

The B2 Notes will rank in priority to the C Notes, to the extent described in “*Terms and Conditions of the Notes – Condition 4(f)*” as to payment of interest and, to the extent described in “*Terms and Conditions of the Notes – Condition 2*”, as to payment of principal.

The C Notes will rank *pari passu* without preference or priority amongst themselves for all purposes.

The MERCs

The MERCs will pay on each Payment Date an amount (the “**MER Payment**”) equal to the total of Mortgage Early Repayment Charges (as defined in “*Terms and Conditions of the MERCs*”) (if any) received by the Issuer in the Determination Period (as defined in “*Credit Structure – Discount Reserve*”) immediately preceding the relevant Payment Date divided by the number of MERCs existing on the Determination Date (as defined in “*Credit Structure – Principal Priority of Payments*”) prior to the relevant Payment Date. The MER Payment will be calculated on the Determination Date before each Payment Date. The MERCs will be secured by the same security as the Notes.

The MERCs constitute amounts payable to MERC Holders on a *pro rata* basis from Mortgage Early Repayment Charges received by the Issuer in respect of Mortgage Early Repayment Amounts (as defined in “*Terms and Conditions of the MERCs*”). Following the earliest to occur of redemption of all the Offered Notes or an enforcement of the Offered Notes pursuant to Condition 11 and disposal of the Mortgage Loans or the exercise by Holdings of the Post Enforcement Call Option, no termination payment or other amount (other than amounts then payable in respect of Mortgage Early Repayment Charges) will be payable in respect of the MERCs and, following the payment of any amounts then payable in respect of Mortgage Early Repayment Charges, the MERCs shall no longer constitute a claim against the Issuer. See “*Terms and Conditions of the MERCs*”.

The Residuals

The Residuals will pay on each Payment Date such Residual Amount (the “**Residual Payment**”) as is available for such purpose in accordance with the Pre-Enforcement Priority of Payments (following payment of or provision for all higher ranking items) divided by the number of Residuals existing on the Residual Determination Date prior to the relevant Payment Date.

The Residuals constitute amounts payable to the Residual Holders on a *pro rata* basis from amounts equal to the residual amount available for such purpose in accordance with the Pre-Enforcement Priority of Payments following payment of or provision for all higher ranking items. Following the earliest to occur of redemption of all the Offered Notes or an enforcement of the Offered Notes pursuant to Condition 11 and disposal of the Mortgage Loans or the exercise by Holdings of the Post Enforcement Call Option, no termination payment or other amount will be payable in respect of the Residuals and the Residuals shall no longer constitute a claim against the Issuer. See “*Terms and Conditions of the Residuals*”.

Interest

Payments of interest on the Notes shall be made on 14 March 2005 and thereafter quarterly in arrear on each Payment Date in respect of the Interest Period ending on that Payment Date.

Interest on the A1 Notes shall accrue at an annual rate of Note LIBOR plus 0.10 per cent. per annum. Interest on the A2 Notes shall accrue at an annual rate of Note LIBOR plus 0.19 per cent. per annum. Interest on the M1 Notes shall accrue at an annual rate of Note LIBOR plus 0.33 per cent. per annum. Interest on the M2 Notes shall accrue at an annual rate of Note LIBOR plus 0.63 per cent. per annum. Interest on the B1 Notes shall accrue at an annual rate of Note LIBOR plus 0.88 per cent. per annum. Interest on the B2 Notes shall accrue at an annual rate of Note LIBOR plus 2.50 per cent. per annum. Interest on the C Notes shall accrue at an annual rate of Note LIBOR plus 2.50 per cent. per annum.

Where interest on the B2 Notes or the C Notes is not paid in accordance with the above paragraphs it will be deferred until such later Payment Date on which it can be paid in accordance with the Pre-Enforcement Priority of Payments and any amount of interest so deferred will itself accrue interest, but any such deferral will cease on the A2-C Final Payment Date, when all accrued interest will become due and payable. See “*Terms and Conditions of the Notes – Condition 4(f)*”.

Inter Creditor Rights/Conflicts of Interest

In respect of the interests of Noteholders, the Trust Deed contains provisions requiring the Trustee to have regard to the interests of the Noteholders as regards all powers, trusts, authorities, duties and discretions of the Trustee (except where expressly provided otherwise) but requiring the Trustee in any such case to have regard only to the interests of:

- (a) the A Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the A Noteholders and those of the M1 Noteholders and/or those of the M2 Noteholders and/or those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (b) the M1 Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the M1 Noteholders and those of the M2 Noteholders and/or those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;

- (c) the M2 Noteholders if, in the Trustee's opinion, there is a conflict between the interests of the M2 Noteholders and those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (d) the B1 Noteholders if, in the Trustee's opinion, there is a conflict between the interests of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (e) the B2 Noteholders if, in the Trustee's opinion, there is a conflict between the interests of the B2 Noteholders and those of the C Noteholders;
- (f) following redemption in full of the A Notes, the interests of the M1 Noteholders;
- (g) following redemption in full of the A Notes and the M1 Notes, the interests of the M2 Noteholders;
- (h) following redemption in full of the A Notes, the M1 Notes and the M2 Notes, the interests of the B1 Noteholders;
- (i) following redemption in full of the A Notes, the M1 Notes, the M2 Notes and the B1 Notes, the interests of the B2 Noteholders; and
- (j) following redemption in full of the A Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes, the interests of the C Noteholders.

The Trust Deed contains provisions limiting the rights of the A1 Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution (as defined in the Trust Deed) according to the effect thereof on the interests of the A2 Noteholders and limiting the rights of the A2 Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution (as defined in the Trust Deed) according to the effect thereof on the interests of the A1 Noteholders, in each case without prejudice to the rights of holders of each such class under Condition 10.

In addition, the Trust Deed contains provisions limiting the powers of:

- (a) the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders;
- (b) the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders and/or the M1 Noteholders;
- (c) the B1 Noteholders, the B2 Noteholders and the C Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders and/or the M1 Noteholders and/or the M2 Noteholders;
- (d) the B2 Noteholders and the C Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders and/or the M1 Noteholders and/or the M2 Noteholders and/or the B1 Noteholders; and
- (e) the C Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders and/or the M1 Noteholders and/or the M2 Noteholders and/or the B1 Noteholders and/or the B2 Noteholders.

Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of (a) the A Noteholders, the exercise of which will be binding on the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders, the MERC Holders and the Residual Holders; (b) the M1 Noteholders, the exercise of which will be binding on the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders, the MERC Holders and the Residual Holders; (c) the M2 Noteholders, the exercise of which will be binding on the B1 Noteholders, the B2 Noteholders, the C Noteholders, the MERC Holders and the Residual Holders, (d) the B1 Noteholders, the exercise of which will be binding on the B2 Noteholders, the C Noteholders, the MERC Holders and the Residual Holders; (e) the B2 Noteholders, the exercise of which will be binding on the C Noteholders, the MERC Holders and the Residual Holders and (f) the C Noteholders, the exercise of which will be binding on the MERC Holders and the Residual Holders, irrespective of the effect thereof on each of their interests.

In respect of the interests of MERC Holders and Residual Holders, the Trust Deed contains provisions requiring the Trustee not to have regard to the interests of the MERC Holders and the Residual Holders as regards all powers, trusts, authorities, duties and discretions of the Trustee. The Trustee may only be directed by the MERC Holders and/or the Residual Holders and any Extraordinary Resolution of the MERC Holders and/or the Residual Holders will only be effective if the Trustee is of the opinion that the effect of the same will not be materially prejudicial to the interests of any or all of the Noteholders or its action is sanctioned by an Extraordinary Resolution of each class of Noteholders and (in the case of the MERCs) the Residual Holders and (in the case of the Residuals) the MERC Holders.

Withholding Tax

Payments of interest and principal with respect to the Notes, payments of MER Payments with respect to the MERCs and payments of Residual Payments with respect to the Residuals, will be subject to any applicable withholding taxes and the Issuer or any Paying Agent will not be obliged to pay additional amounts in relation thereto.

Redemption and Post Enforcement Call Option***Optional Redemption of Notes***

The Offered Notes are subject to redemption (in whole, but not in part and without the prior approval of the Offered Noteholders) at the election of the Issuer (subject to the conditions set out in Condition 5) at their Principal Amount Outstanding in each of the following circumstances:

- (a) if on any Payment Date, the Issuer or any Paying Agent is obliged to make any withholding or deduction on account of tax from payments in respect of the Offered Notes or the C Notes, or in the event of certain tax changes affecting the Mortgage Loans comprising the Mortgage Pool at any time (see "***Terms and Conditions of the Notes – Condition 5(g)***"); and
- (b) at the option of the Administrator, on any Payment Date following the Payment Date on which the aggregate Principal Amount Outstanding of the Offered Notes is less than 10 per cent. of the initial aggregate Base Currency PAO of the Offered Notes (see "***Terms and Conditions of the Notes – Condition 5(f)***").

"Base Currency PAO" means, in relation to the Offered Notes the Principal Amount Outstanding of any Offered Note.

The term "Optional Redemption" refers to redemption of the Offered Notes under any of the foregoing circumstances or procedures.

Mandatory Redemption in Part

Prior to enforcement, the Offered Notes will be subject to mandatory redemption in part on each Payment Date in accordance with the Principal Priority of Payments and Condition 5(b) of the "***Terms and Conditions of the Notes***" and the B2 Notes and the C Notes will be subject to mandatory redemption in part on each Payment Date in accordance with the Pre-enforcement Priority of Payments and Conditions 5(c) and 5(d) respectively of the "***Terms and Conditions of the Notes***". Such mandatory redemption in part will, in the case of the Offered Notes, be primarily caused by scheduled principal payments by the borrowers under the Mortgage Loans (the "***Borrowers***") and principal prepayments (whether voluntarily by the Borrowers, as a result of enforcement upon the related Property or otherwise). Such mandatory redemption in part will, in the case of the B2 Notes and the C Notes, be primarily caused by scheduled interest payments by the Borrowers (whether voluntarily by the Borrowers, as a result of enforcement upon the related property or otherwise).

Final Redemption

Unless previously redeemed, the Offered Notes will be redeemed on the applicable Final Payment Date, in an amount equal in each case to its then Principal Amount Outstanding together with accrued and unpaid interest on the applicable Final Payment Date, as the case may be, in accordance with Condition 5(a) of the "***Terms and Conditions of the Notes***".

Cancellation of MERCs and Residuals

Subject to the prior payment to MERC Holders and Residual Holders of all amounts then payable to them at such time, the MERCs and Residuals will no longer constitute claims against the Issuer following a redemption of all (but not some only) of the Offered Notes.

Post Enforcement Call Option

The Trustee will, on the Issue Date grant to Holdings an option (the "***Post Enforcement Call Option***") to acquire all (but not part only) of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes (plus accrued interest thereon) without the prior approval of the Noteholders for a consideration of one penny per M1 Note, M2 Note, B1 Note, B2 Note or C Note outstanding following any enforcement of the Security for the Notes after the date on which the Trustee determines that the proceeds of such enforcement are insufficient, after payment of all other claims ranking in priority to the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes and after the application of any such proceeds of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes to pay any further amounts due in respect of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes. The Noteholders are bound by the terms of this Post Enforcement Call Option granted to Holdings pursuant to the terms and conditions of the Trust Deed and by the conditions in the "***Terms and Conditions of the Notes – Condition 5(k)***" and the Trustee is irrevocably authorised to enter into the Post Enforcement Call Option with Holdings. If the Post Enforcement Call Option is exercised, the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes will be redeemed and the Issuer's obligations with respect thereto will be extinguished. See "***Terms and Conditions of the Notes – Condition 5(k)***".

Ratings

As a condition to the issue of the A Notes, the A Notes are anticipated to be rated Aaa by Moody's, AAA by S&P and AAA by Fitch. The M1 Notes are each anticipated to be rated AA by S&P, Aa3 by Moody's and AA by Fitch. The M2 Notes are each anticipated to be rated A by S&P, A2 by Moody's and A by Fitch. The B1 Notes are each anticipated to be rated BBB by S&P, Baa2 by Moody's and BBB by Fitch. The B2 Notes are each anticipated to be rated BB by S&P and BB+ by Fitch. The issue of the C Notes, the MERCs and the Residuals is not conditional upon a rating and the Issuer has not requested any rating of the C Notes, the MERCs and the Residuals.

A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by any or all of the Rating Agencies.

Security for the Notes, MERCs and Residuals

The security for the Notes, MERCs and Residuals will be created pursuant to, and on the terms of a deed of charge and assignment to be entered into between, inter alios, the Issuer and the Trustee and dated as of the Issue Date (the "**Deed of Charge**"), as amended or supplemented from time to time, in favour of the Trustee on trust for, *inter alios*, the holders of the Notes, the MERCs and the Residuals.

6.1.34
6.1.14(a)

The Notes, MERCs and Residuals will be secured by first ranking fixed security interests over all the Issuer's interests, rights and entitlements under and in respect of:

- (a) the Mortgage Loans and all monies derived therefrom and all other security for their repayment (including the relevant Mortgages);
- (b) the Mortgage Sale Agreement;
- (c) the Administration Agreement;
- (d) the bank agreement entered into in relation to the GMAC-RFC Accounts, the Expenses Account and the Issuer Transaction Account (the "**Bank Agreement**");
- (e) the paying agency agreement to be entered into on or prior to the Issue Date between the Issuer, the Trustee, JPMorgan Chase Bank, National Association as principal paying agent (the "**Principal Paying Agent**", which expression shall include its successors as paying agent), and as agent bank (the "**Agent Bank**", which expression shall include its successors as agent bank), J.P. Morgan Bank Luxembourg S.A. as Luxembourg paying agent (the "**Luxembourg Paying Agent**" and, together with the Principal Paying Agent, the "**Paying Agents**"), as registrar (the "**Registrar**") and as transfer agent (the "**Transfer Agent**") and the Trustee (the "**Paying Agency Agreement**");
- (f) the liquidity facility agreement to be entered into on or prior to the Issue Date between the Liquidity Facility Provider, the Issuer and the Trustee (the "**Liquidity Facility Agreement**");
- (g) the guaranteed investment contract to be entered into on or prior to the Issue Date between, inter alios, the Issuer, Barclays Bank PLC as GIC Provider and the Trustee (the "**Guaranteed Investment Contract**");
- (h) the Interest Rate Cap Agreement (as defined in "**Credit Structure – Interest Rate Cap Agreement**");
- (i) an account (the "**GIC Account**") in the name of the Issuer which is held at Barclays Bank PLC or such other banking institution with a rating of at least P-1 from Moody's and A-1+ from S&P;
- (j) the Declaration of Trust and the relevant deed of accession (the "**Deed of Accession to the Declaration of Trust**");
- (k) the corporate services agreement (the "**Corporate Services Agreement**") to be entered into on or prior to the Issue Date between, *inter alios*, SFM Corporate Services Limited (the "**Corporate Services Provider**"), the Share Trustee and the Issuer pursuant to which the Corporate Services Provider will agree to provide certain corporate services to the Issuer and Holdings;
- (l) the Scottish Trust Property and any Additional Scottish Trust Property (as defined in the Mortgage Sale Agreement);
- (m) the Issuer Transaction Account;
- (n) the Issuer's interest in the insurance contracts entered into by Borrowers; and
- (o) all other contracts, agreements, deeds and documents entered into by the Issuer from time to time.

The Notes, MERCs and Residuals will also be secured by a floating charge (ranking after the fixed security referred to above) over the whole of the undertaking, property and assets and rights of the Issuer which are not, at any time, covered by the fixed security described above but extending over all of the Issuer's Scottish assets, including those covered by fixed security. The fixed and floating charges are together the "**Security**", and such assets of the Issuer subject to the Security are together the "**Charged Assets**". As a matter of English law, certain of the charges which are expressed as fixed charges may only take effect as floating charges.

The Charged Assets will also secure amounts payable by the Issuer to the Noteholders, the MERC Holders, the Residual Holders, any receiver, the Trustee, the Administrator, the Account Bank, the Liquidity Facility Provider, the GIC Provider, the Cap Provider, GMAC-RFC and the agents appointed under the Paying Agency Agreement, pursuant to the Trust Deed, the Administration Agreement, the Bank Agreement, the Liquidity Facility Agreement, the Guaranteed Investment Contract, the Interest Rate Cap Agreement, the Mortgage Sale Agreement, the Paying Agency Agreement and the Deed of Charge (and any supplements thereto) according to their respective interests (the “**Secured Creditors**”).

The Deed of Charge will contain provisions regulating the priority of application of the Charged Assets (and proceeds thereof) among the persons entitled thereto after the service of an Enforcement Notice by the Trustee. Such priorities are described in “*Terms and Conditions of the Notes – Condition 2*”.

Reserve Fund and Liquidity Facility

A Reserve Fund and the Liquidity Facility (each as more particularly described under “**Credit Structure**”) will be available to the Issuer to make good certain shortfalls of funds available to the Issuer to meet its obligations as described under “**Credit Structure**”.

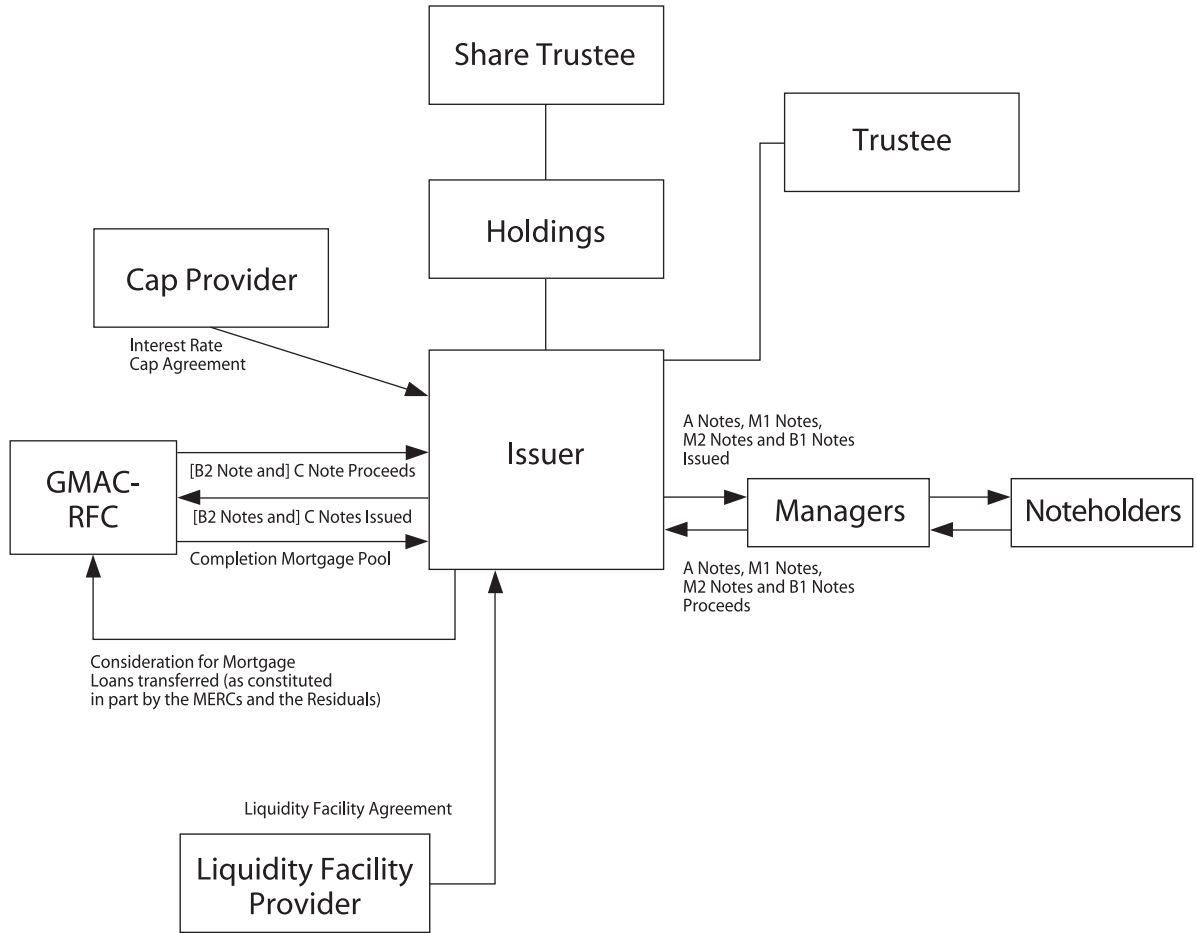
Bank Accounts

The Borrowers under the Mortgage Loans will make all payments into one of two accounts in the name of GMAC-RFC (the two accounts are referred to as the “**GMAC-RFC Accounts**”). Amounts which represent receipts in respect of the Mortgage Loans and are received by direct debit will be swept on a daily basis into an account in the name of GMAC-RFC (the “**Collection Account**”). Amounts which represent receipts in respect of the Mortgage Loans and are received other than by direct debit will be transferred into the Collection Account on the business day following the day on which they were received. Amounts standing to the credit of the Collection Account which represent receipts in respect of the Mortgage Loans will be transferred daily from the Collection Account to an account (the “**Issuer Transaction Account**”) in the name of the Issuer which is held at Barclays Bank PLC or such other banking institution with a rating acceptable to the Rating Agencies.

Pursuant to the terms of the Guaranteed Investment Contract, amounts standing to the credit of the Issuer Transaction Account will be transferred from such account to the GIC Account.

STRUCTURE DIAGRAM

This structure diagram is an indicative summary of the principal features of the Notes, MERCs and Residuals at issuance. This structure diagram must be read in conjunction with, and is qualified in its entirety by, the detailed information presented elsewhere in this Offering Circular. 23.29(d)



RISK FACTORS

The following is a summary of certain aspects of the issue of the Offered Notes about which prospective investors should be aware, but it is not intended to be exhaustive. Prospective investors should carefully consider the risk factors set out in this summary, in addition to the other information contained in this Offering Circular, in evaluating whether to purchase the Offered Notes.

23.29(e)(vii)
23.29(b)(i)

Risks Related to the Offered Notes

Non-Recourse Obligations

The Offered Notes represent obligations of the Issuer and do not constitute obligations or responsibilities of, or guarantees by, any other person (including GMAC-RFC, the Trustee, the Account Bank, the Administrator, the Managers, the Liquidity Facility Provider, the GIC Provider, the Cap Provider or any affiliates of any of the foregoing). The Issuer will rely solely on monies received or recovered on the Mortgage Loans (whether by way of monthly payments, enforcement, disposal of the Mortgage Loans or otherwise) to enable it to make payments in respect of the Offered Notes.

Other than as provided in the Mortgage Sale Agreement, the Issuer and the Trustee will have no recourse to GMAC-RFC or any other entity (see “*Risks Related to the Mortgage Loans – Limitation of GMAC-RFC’s Liability*” below).

Yield and Prepayment Considerations

The yield to maturity of the Offered Notes of each class will depend on, among other things, the amount and timing of payment of principal (including full and partial prepayments, sale proceeds arising on enforcement of a Mortgage Loan, repurchases by GMAC-RFC due to breaches of warranties under the Mortgage Sale Agreement or requests by Borrowers to convert their current Mortgage Loan to one of a different type) on the Mortgage Loans and the price paid by the Offered Noteholders for the Offered Notes. Such yield may be adversely affected by a higher or lower than anticipated rate of prepayments on the Mortgage Loans.

The rate of prepayment of the Mortgage Loans cannot be predicted and is influenced by a wide variety of economic, social and other factors, including prevailing mortgage market interest rates, the availability of alternative financing, local and regional economic conditions and homeowner mobility. No assurance can be given as to the level of prepayment that the Mortgage Pool will experience. See “*Weighted Average Lives of the Offered Notes*”.

Principal prepayments in full may result in connection with refinancings, sales of Properties by Borrowers voluntarily or as a result of enforcement proceedings under the relevant Mortgage, as well as the receipt of proceeds from building insurance policies. In addition, repurchases or purchases of Mortgage Loans will have the same effect as a prepayment in full of such Mortgage Loans.

Subordination of the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and the C Notes

To the extent set forth in “*Terms and Conditions of the Notes – Condition 2*”, (a) the M1 Notes are subordinate in right of payment to the A Notes; (b) the M2 Notes are subordinate in right of payment to the A Notes and the M1 Notes; (c) the B1 Notes are subordinate in right of payment to the A Notes, the M1 Notes and the M2 Notes; (d) the B2 Notes are subordinate in right of payment to the A Notes, the M1 Notes, the M2 Notes and the B1 Notes; and (e), the C Notes are subordinate in right of payment to the A Notes, the M1 Notes, the M2 Notes and the B Notes. See also “*Credit Structure – Subordination of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes*”.

23.29(e)(ix)

In respect of the interests of Noteholders, the Trust Deed contains provisions requiring the Trustee to have regard to the interests of the Noteholders as regards all powers, trusts, authorities, duties and discretions of the Trustee (except where expressly provided otherwise) but requiring the Trustee in any such case to have regard only to the interests of:

- (a) the A Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the A Noteholders and those of the M1 Noteholders and/or those of the M2 Noteholders and/or those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (b) the M1 Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the M1 Noteholders and those of the M2 Noteholders and/or those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (c) the M2 Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the M2 Noteholders and those of the B1 Noteholders and/or those of the B2 Noteholders and/or those of the C Noteholders;
- (d) the B1 Noteholders if, in the Trustee’s opinion, there is a conflict between the interests of the B1 Noteholders and those of the B2 Noteholders and/or those of the C Noteholders;

- (e) the B2 Noteholders if, in the Trustee's opinion, there is a conflict between the interests of the B2 Noteholders and those of the C Noteholders;
- (f) following redemption in full of the A Notes, the interests of the M1 Noteholders;
- (g) following redemption in full of the A Notes and the M1 Notes, the interests of the M2 Noteholders;
- (h) following redemption in full of the A Notes, the M1 Notes and the M2 Notes, the interests of the B1 Noteholders;
- (i) following redemption in full of the A Notes, the M1 Notes the M2 Notes and the B1 Notes, the interests of the B2 Noteholders; and
- (j) following redemption in full of the A Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes, the interests of the C Noteholders.

If, upon default by Borrowers and after exercise by the Administrator of all available remedies in respect of the applicable Mortgage Loans, the Issuer does not receive the full amount due from such Borrowers, Offered Noteholders may receive by way of principal repayment an amount less than the face amount of the Offered Notes and the Issuer may be unable to pay in full interest due on the Offered Notes. On any Payment Date, any such losses on the Mortgage Loans shall, to the extent that there are Available Revenue Funds sufficient to be applied towards items (vi), (viii), (x) and (xii) of the Pre-Enforcement Priority of Payments (or any of such items), such losses shall be covered from such application of Available Revenue Funds and to the extent that such application of Available Revenue Funds is insufficient to cover such losses in full, such losses (or such amount thereof as has not been covered by application of Available Revenue Funds) will be allocated in the following manner: (a) first to the Reserve Fund, to the extent of the funds on deposit therein on such Payment Date; (b) secondly to the B1 Principal Deficiency Sub-Ledger, until the amount on such sub-ledger is equal to the B1 Note Principal Deficiency Limit; (c) thirdly to the M2 Principal Deficiency Sub-Ledger, until the amount on such sub-ledger is equal to the M2 Note Principal Deficiency Limit, (d) fourthly to the M1 Principal Deficiency Sub-Ledger, until the amount on such sub-ledger is equal to the M1 Note Principal Deficiency Limit and (e) thereafter, to the A Principal Deficiency Sub-Ledger.

Shortfall arising from Discounted Mortgage Loans

The Initial Mortgage Pool contains Discounted Mortgage Loans. In order to address the Loan Expected Differential which will arise in respect of the Discounted Mortgage Loans, the Issuer will establish a Discount Reserve using part of the proceeds from the issue of the C Notes (for the definition of terms used see "*Credit Structure – Discount Reserve*").

Limited Liquidity

There is not, at present, an active and liquid secondary market for the Offered Notes. There can be no assurance that a secondary market for the Offered Notes will develop or, if a secondary market does develop, that it will provide Offered Noteholders with liquidity of investment or that it will continue for the life of the Offered Notes. To date, no underwriter has indicated that they intend to establish a secondary market in the Offered Notes.

Interest Rate Matching

Interest on the Offered Notes is payable at a rate equal to Note LIBOR plus the applicable margin. Approximately 42.01 per cent. of the Mortgage Loans by value accrue interest on the same basis as the Note LIBOR linked Notes (in some cases after the expiry of an initial fixed rate period). Approximately 16.26 per cent. of the Mortgage Loans by value accrue interest at either a fixed rate for a term of up to 2 years, or at a rate equalling a fixed margin (which may be a discounted rate for a certain period thereafter) over the Bank of England base rate (in some cases after the expiry of an initial fixed rate period). Approximately 41.67 per cent. of the Mortgage Loans by value accrue interest at a variable rate equal to the Bank of England base rate plus a margin (the SVR (as defined below)) set by the Administrator, such margin subject to a floor of 1.74 per cent. (the "Floor"). In respect of a certain number of these SVR loans, representing 15.46 per cent. by loan count and 20.18 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool, SVR has been discounted by between 0.25 per cent. and 2 per cent. between certain dates no later than 1 January 2008. At the end of this period these loans will convert to SVR Loans (see "*The Mortgage Pool – Interest Rate Setting*"). In the event that the Bank of England base rate, the fixed rate and LIBOR diverge such that LIBOR is significantly higher than the Bank of England base rate and the fixed rate, the Issuer may not receive sufficient income from the Mortgage Loans linked to the Bank of England base rate or from the fixed rate loans to meet its obligations due under the Notes. Approximately 0.07 per cent. of the Mortgage Loans by value accrue interest at a fixed rate for the term of the loan.

Risks Related to the Mortgage Loans

Lending Criteria

Approximately 50.91 per cent. of the Mortgage Pool by value has been originated to Borrowers who (a) may previously have been subject to one or more County Court Judgments or the Scottish equivalent ("CCJs"), Individual Voluntary Arrangements ("IVAs") or Bankruptcy Orders or the Scottish equivalent ("BOs"); (b) are self-employed; and/or (c) are otherwise considered by bank and building society lenders to be non-conforming borrowers ("**non-conforming**").

borrowers”) (although, for the avoidance of doubt, previously having been subject to only one settled CCJ of no more than £300 (or, after 1 June 2004, one settled or unsettled CCJ of no more than £500) will not automatically lead to classification as a non-conforming borrower by GMAC-RFC. Mortgage Loans made to non-conforming borrowers are generally likely to experience higher rates of delinquency, write-offs, enforcement and bankruptcy than have historically been experienced by mortgage loans made to standard borrowers and therefore carry a higher degree of risk. The Lending Criteria are more fully described in “*The Mortgage Pool – Lending Criteria*”.

Limitation of GMAC-RFC's Liability

Neither the Managers, the Issuer nor the Trustee has undertaken or will undertake any investigations, searches or other actions in respect of the Mortgage Loans and their related Mortgages and the Issuer and the Trustee will rely instead on the warranties given by GMAC-RFC in the Mortgage Sale Agreement (the “**Warranties**”). The sole remedy provided for in the Mortgage Sale Agreement (subject to the relevant cure period as set out in the Mortgage Sale Agreement and save as described below) of each of the Issuer and the Trustee in respect of a breach of warranty which could have a material adverse effect on the relevant Mortgage Loan and related Mortgage (other than where such breach was disclosed and/or waived at the point of sale to the Issuer), shall be the requirement that GMAC-RFC repurchase, or substitute a Substitute Mortgage Loan in replacement for, any Mortgage Loan which is the subject of any breach, provided that this shall not limit any other remedies available to the Issuer and/or Trustee if GMAC-RFC fails to repurchase a Mortgage Loan, or substitute a Substitute Mortgage Loan when obliged to do so. There can be no assurance that GMAC-RFC will have the financial resources to honour such obligations under the Mortgage Sale Agreement. Such obligations are not guaranteed by nor will they be the responsibility of any person other than GMAC-RFC and neither the Issuer nor the Trustee will have recourse to any other person in the event that GMAC-RFC, for whatever reason, fails to meet such obligations. See “*Sale of the Mortgage Pool – Warranties and Repurchase*”.

Collectability of Loans

The collectability of the Mortgage Loans is subject to credit, liquidity and interest rate risks and will generally vary in response to, among other things, market interest rates, general economic conditions, the financial standing of Borrowers and other similar factors. Other factors such as loss of earnings, illness, divorce and other similar factors may lead to an increase in delinquencies and bankruptcy filings by Borrowers and could ultimately have an adverse impact on the ability of Borrowers to repay Mortgage Loans.

In addition, the ability of the Issuer to dispose of a Property at a price sufficient to repay the amounts outstanding under the relevant Mortgage Loan will depend upon a number of factors including the availability of buyers for the Property and property values in general at the time. A small number of Mortgage Loans in the Mortgage Pool have been originated to members of staff of GMAC-RFC. The Borrowers under these Mortgage Loans might therefore, in limited circumstances, have rights of set off which would not be available to other Borrowers.

Risks of Losses Associated with Declining Property Values

The Security for the Offered Notes consists of the Charged Assets. This Security may be affected by, among other things, a decline in the value of the Properties. No assurance can be given that values of the Properties have remained or will remain at the level at which they were on the dates of origination of the related Mortgage Loans. If the residential property market in the United Kingdom should experience an overall decline in property values, such a decline could in certain circumstances result in the value of the Related Security created by the Mortgages being significantly reduced and, ultimately, may result in losses to the Offered Noteholders if such security is required to be enforced.

Certain geographic regions will from time to time experience weaker regional economic conditions and housing markets than will other regions and, consequently, will experience higher rates of loss and delinquency on mortgage loans generally. The geographic distribution of the Mortgage Loans is not concentrated in any one region. However, the South East of England, Outer Metropolitan London and Greater London represent approximately 19.82 per cent., 12.31 per cent. and 13.09 per cent., respectively, of the total balance of Mortgage Loans. Such concentrations may present risk considerations in addition to those generally present for similar mortgage backed securities without such concentrations. See “*Characteristics of the Initial Mortgage Pool*”.

Investors should be aware that, other than the valuation of Properties undertaken as at origination (as more fully described in “*The Mortgage Pool – Valuation*”), no revaluation of any Property has been undertaken by GMAC-RFC, the Issuer, the Administrator, the Trustee or any other person in respect of the transactions described in this document.

23.11(u)

Risk of Losses Associated with Interest Only Mortgage Loans

Approximately 56.18 per cent. of the Mortgage Loans by value constitute Interest Only Mortgage Loans (see “*Characteristics of the Initial Mortgage Pool*”). Interest Only Mortgage Loans are originated with a requirement that the Borrower pay scheduled interest payments only. There is no scheduled amortisation of principal. Consequently, upon the maturity of an Interest Only Mortgage Loan, the Borrower will be required to make a bullet payment that will represent

the entirety of the principal amount outstanding. The ability of such a Borrower to repay an Interest Only Mortgage Loan at maturity frequently depends on such Borrower's ability to refinance the Property or to obtain funds from another source such as pension policies, personal equity plans or endowment policies. GMAC-RFC has not required that such policies be established with respect to any Interest Only Mortgage Loans nor has it required that the benefit of any such policies be assigned to them.

The only security that exists will therefore be the Mortgage covering the Property. The ability of a Borrower to refinance the Property will be affected by a number of factors, including the value of the Property, the Borrower's equity in the Property, the financial condition of the Borrower, tax laws and general economic conditions at that time.

Risk of Losses Associated with Non-Owner Occupied Properties

797 of the Properties representing approximately 7.70 per cent. of the Mortgage Loans by value are not owner occupied. These Properties are generally rented to tenants by the relevant Borrowers. It is possible that the rate of delinquencies, enforcement and losses on Mortgage Loans secured by non-owner occupied properties could be higher than for Mortgage Loans secured by the primary residence of the Borrower and it could be difficult to gain possession of the Properties on enforcement of the relevant Mortgages. See "*Characteristics of the Initial Mortgage Pool*".

Realisation of Charged Assets and Liquidity Risk

The ability of the Issuer to redeem all the Offered Notes in full and to pay all amounts due to the Offered Noteholders, including after the occurrence of an Event of Default, may depend upon whether the Mortgage Loans can be realised to obtain an amount sufficient to redeem the Offered Notes. There is not at present an active and liquid secondary market in the United Kingdom for loans with characteristics similar to the Mortgage Loans. It may not, therefore, be possible for the Issuer or, as the case may be, the Trustee or a receiver to sell the Mortgage Loans on appropriate terms should such a course of action be required.

Administration of the Mortgage Loans and Reliance on Third Parties

The Administrator has entered into an agreement with HML whereby HML provides certain mortgage settlement and related administration services to the Administrator in relation to the Mortgage Loans.

Notwithstanding the sub-contracting to HML or any other sub-contracting or delegation of the performance of any of its obligations under the Administration Agreement, the Administrator will remain primarily responsible for the performance of its obligations under the Administration Agreement. See "*Administration of the Mortgage Pool – Sub-Contracting by the Administrator*".

23.29(e)(vi)

If the appointment of the Administrator is terminated under the Administration Agreement, it would be necessary for the Trustee to appoint a substitute administrator. Such substitute administrator would be required to assume responsibility for the provision of the administration services in accordance with the terms of the Administration Agreement. The ability of a substitute administrator to fully perform the required services would depend on the information, software and records available at the time of the relevant appointment.

The Issuer is party to contracts with a number of other third parties who have agreed to perform services in relation to the Offered Notes. In particular, but without limitation, the Liquidity Facility Provider has agreed to provide the Issuer with the Liquidity Facility, the Cap Provider has agreed to provide the Issuer with the Interest Rate Cap Agreement, the GIC Provider has agreed to provide the Issuer with the Guaranteed Investment Contract and the Trustee, the Paying Agents and the Agent Bank have all agreed to provide services with respect to the Offered Notes. In addition, the Administrator has entered into an agreement pursuant to which administration services in relation to the mortgage loans the Administrator owns or administers on behalf of others, including the Mortgage Loans, have been sub-contracted to a third party. If any of the above parties were to fail to perform their obligations under the respective agreements to which they are a party, investors may be adversely affected.

Buildings Insurance

As a condition to its Mortgage Loans, GMAC-RFC requires that each Property is insured with an acceptable insurance company for its full re-instatement value as stated in the valuation report. If a Borrower insures the Property under GMAC-RFC's block buildings insurance policy (the "**Block Buildings Policy**"), GMAC-RFC has the option to use any insurance proceeds to reinstate the Property or to use it to reduce or repay the relevant Mortgage Loan. However, if the Property is insured other than under a Block Buildings Policy, GMAC-RFC may only receive notice of the loss or damage to the Property and may not have the ability to influence how any money received under the claim is spent.

Title of the Issuer

Legal title to the Mortgage Loans and their related Mortgages will only be transferred to the Issuer in the limited circumstances described under "**Title to the Mortgage Pool**". Prior to the Issuer obtaining legal title to the Mortgages, a bona fide purchaser from GMAC-RFC for value of any of such Mortgage Loans without notice of any of the interests of the

Issuer or the Trustee might obtain a good title free of any such interest. However, the risk of third party claims obtaining priority to the interests of the Issuer or the Trustee in this way is likely to be limited to circumstances arising from a breach by GMAC-RFC of its contractual obligations or fraud, gross negligence or mistake on the part of GMAC-RFC or the Issuer or their respective personnel or agents. Further, the rights of the Issuer and the Trustee may be or become subject to the direct rights of the Borrowers against GMAC-RFC. Such rights may include the rights of set-off which arise in relation to transactions or deposits made between certain Borrowers and GMAC-RFC and the right of the relevant Borrowers to redeem their Mortgages by repaying the relevant Mortgage Loan directly to GMAC-RFC. These rights may result in the Issuer receiving less monies than anticipated from the Mortgage Loans.

For so long as neither the Issuer nor the Trustee have obtained legal title, GMAC-RFC will undertake for the benefit of the Issuer and the Trustee that it will lend its name to, and take such other steps as may reasonably be required by the Issuer or the Trustee in relation to, any legal proceedings in respect of the Mortgage Loans and their related Mortgages.

23.29(e)(vii)
23.29(b)(i)

In order for legal title to be transferred, transfers and assignments would have to be registered or recorded at the Land Registry, the Land Register of Scotland or the Register of Sasines (the Land Register of Scotland and the Register of Sasines are collectively referred to as the “**Registers of Scotland**”) and notice would have to be given to Borrowers of the transfer. In GMAC-RFC’s experience, it is not uncommon for Borrowers in the non-standard market who are notified of a change of ownership of their mortgage to cease to make monthly payments. There is no legal justification for Borrowers withholding payments because of a change in ownership of their mortgages. However, there can be no assurance that the giving of notice to Borrowers of the transfer to the Issuer would not have an adverse effect on cashflows and, accordingly, on the Issuer’s ability to make payments in respect of the Offered Notes.

Regulatory Considerations

A general description of the regulatory environment affecting the UK residential mortgage market is set out herein under “***Regulation of the UK Residential Mortgage Market***”.

No assurance can be given that any relevant regulatory authority will not in the future take action or that future adverse regulatory developments will not arise with regard to the mortgage market in the UK generally, GMAC-RFC’s particular sector in that market or specifically in relation to GMAC-RFC. Any such action or developments may have a material adverse effect on the Issuer or the Administrator and their respective businesses and operations. In particular, the cost of compliance with any such regulation, action or requirement may adversely affect the ability of the Issuer to meet its financial obligations under the Documents.

Office of Fair Trading and Financial Services Authority

The Office of Fair Trading (the “OFT”) is responsible for the issue of licences under the Consumer Credit Act 1974 (the “**Consumer Credit Act**”) and the related Consumer Credit Regulations promulgated thereunder. The OFT may review businesses and operations, provide guidelines to follow and take actions when necessary with regard to the mortgage market in the United Kingdom.

In February 2000, the OFT issued a guidance note (the “**Guidance Note**”) on what the OFT considers to be “fair” or “unfair” within the Unfair Terms in Consumer Contracts Regulations 1999 (see further below) for interest variation terms. The Guidance Note comments on a term linking an interest rate to an external rate outside the lender’s control. It provides that, generally, the OFT and Consumers’ Association will not regard such term as unfair if the lender explains at the outset how the interest rate is linked to the external rate and, if the link does not provide for precise and immediate tracking, the maximum margin of difference, and the time limits within which changes will be made. A portion of the Mortgage Loans in the Initial Mortgage Pool are made on terms that provide for the mortgage rate to be at a fixed margin above LIBOR (in some cases after the expiry of a period during which the mortgage rate is fixed and during which the Guidance Note will therefore not apply), and that explain when and how the tracking will take effect. A portion of the Mortgage Loans in the Initial Mortgage Pool are made on terms that provide for the mortgage rate to be at a fixed margin above the Bank of England base rate (in some cases after the expiry of a period during which the mortgage rate is fixed and during which the Guidance Note will therefore not apply), and that explain when and how the tracking will take effect. A portion of the Mortgage Loans in the Initial Mortgage Pool are SVR Loans or Mortgage Loans that will revert to a variable rate after the expiry of a period during which the mortgage rate is fixed and, in relation to these, the Administrator will act as a reasonably prudent mortgage lender in setting the rate. GMAC-RFC believes that the rate under the SVR Loans will also be fair in accordance with the Guidance Note.

The FSM Act requirements in respect of **regulated mortgage contracts**, which came into force on and from 31 October 2004 (the date known as “**N(M)**”) represent a major overhaul of mortgage regulation in the UK. Since then, regulated mortgage contracts have been subject to regulation by the Financial Services Authority (“**FSA**”).

A mortgage contract is a “**regulated mortgage contract**” if, at the time it is entered into: (a) the borrower is an individual or trustee; (b) the contract provides for the obligation of the borrower to repay to be secured by a first legal mortgage on land (other than timeshare accommodation) in the United Kingdom; and (c) at least 40 per cent. of that land is used, or is

intended to be used, as or in connection with a dwelling by the borrower or (in the case of credit provided to trustees) by an individual who is a beneficiary of the trust, or by a related person.

Each entity carrying on a regulated activity under the FSM Act is required to hold authorisation and permission from the FSA to carry on that activity.

If requirements as to authorisation of lenders and brokers are not complied with, the regulated mortgage contract is unenforceable against the borrower except with the approval of a court. Generally, each financial promotion relating to a regulated mortgage contract (or other credit agreement secured by a mortgage on land, where the lender carries on the regulated activity of entering into regulated mortgage contracts) has to be issued or approved by a person holding authorisation and permission from the FSA. If such requirements as to financial promotions are not complied with, the regulated mortgage contract (or other credit agreement) is unenforceable against the borrower except with the approval of a court.

In any event, insofar as a regulated mortgage contract would otherwise have been regulated or treated as regulated by the Consumer Credit Act a court order would be necessary to enforce a mortgage securing that contract.

Under Section 150 of the FSM Act, a borrower is entitled to claim damages for loss suffered as a result of any contravention of an FSA rule by an authorised person. In the case of such contravention by the originator, the borrower may claim such damages against the originator, or set off the amount of such claim against the amount owing by the borrower under the relevant Mortgage Loan or any other Mortgage Loan that the Borrower has taken. Any such claim or set-off may adversely affect the ability of the Issuer to make payments to Offered Noteholders.

None of the Mortgage Loans are regulated mortgage contracts but any variation of a Mortgage Loan may fall within the regime insofar as, on or after 31st October 2004, it amounts to a new contract (and otherwise satisfies the definition of regulated mortgage contract).

Distance Marketing

The Financial Services (Distance Marketing) Regulations 2004 apply to, *inter alia*, credit agreements entered into on or after 31 October 2004 by means of distance communication (i.e. without any substantive simultaneous physical presence of the originator and the borrower). A regulated mortgage contract under the FSM Act will not be cancellable under these regulations. Any other credit agreement will be cancellable under these regulations, if the borrower does not receive prescribed information at the prescribed time, or in any event for certain unsecured lending. The borrower may send notice of cancellation under these regulations at any time before the end of the fourteenth day after the day on which the cancellable agreement is made or, if later, the borrower receives the last of the prescribed information.

If the borrower cancels the credit agreement under these regulations, then;

- (a) the borrower is liable to repay the principal and any other sums paid by the originator to the borrower under or in relation to the cancelled agreement, within 30 days beginning with the day of sending notice of cancellation;
- (b) the borrower is liable to pay interest or any early repayment charge or other charge for credit under the cancelled agreement, only if the borrower received certain prescribed information at the prescribed time and if other conditions are met; and
- (c) any security is to be treated as never having had effect for the cancelled agreement.

Unfair Terms in Consumer Contracts Regulations 1994 and 1999

The Unfair Terms in Consumer Contracts Regulations 1999 (the “1999 Regulations”) and (in so far as applicable) the Unfair Terms in Consumer Contracts Regulations 1994 (together with the 1999 Regulations, the “UTCCR”) apply to agreements made on or after 1 July 1995 and affect all or almost all of the Mortgage Loans. The UTCCR provide that (a) a consumer may challenge a term in an agreement on the basis that it is “unfair” within the UTCCR and therefore not binding on the consumer and (b) the OFT, the FSA and any other “qualifying body” may seek to enjoin (or in Scotland, interdict) a business against relying on unfair terms.

This will not generally affect “core terms” which set out the main subject-matter of the contract (for example, the Borrower’s obligation to repay the principal) but may affect terms deemed to be ancillary terms, which may well include the ability to choose a substitute for LIBOR or the Bank of England base rate (as applicable) where LIBOR or the Bank of England base rate (as applicable) cannot be determined under the Mortgage Loan and other terms the application of which are in the lender’s discretion, or the ability to impose a charge upon repayment by reference to the Mortgage Early Repayment Charges. See “*Administration of the Mortgage Pool – Repayment*”.

For example, if a term imposing a charge upon redemption by reference to the Mortgage Early Repayment Charges is unfair, the Borrower will not be liable to pay the charge or, to the extent that he has paid it, will be able, as against GMAC-RFC or any assignee such as the Issuer, to claim restitution of the amount or to set off the amount of such claim against the

amount owing by the Borrower under the relevant Mortgage Loan or any other Mortgage Loan that the Borrower has taken. Any such non-recovery, claim or set-off may adversely affect the ability of the Issuer to make payments to the Offered Noteholders.

In August 2002, the Law Commission and the Scottish Law Commission issued a joint consultation on proposals to consolidate the Unfair Contract Terms Act 1977 and the 1999 Regulations into a single piece of legislation. It is not proposed that there should be any significant increase in the extent of controls over terms in consumer contracts. Some changes are proposed, however, such as that the legislation should not affect core terms in so far as they are not substantially different from what the consumer should reasonably expect and are transparent. The Commissions' report on the joint consultation exercise, together with a Bill on unfair terms, is expected at the end of 2004.

No assurance can be given that changes to the 1999 Regulations, if enacted, or changes to guidance on interest variation terms, if adopted, will not have an adverse effect on the Mortgage Loans, GMAC-RFC, the Issuer or the Administrator and their respective businesses and operations.

Non-Status Lending Guidelines for Lenders and Brokers

The OFT issued Non-Status Lending Guidelines for Lenders and Brokers (the "**Guidelines**") on 18 July 1997 (revised in November 1997). The Guidelines apply to all mortgage loans made to non-standard borrowers, defined for the purposes of the Guidelines as borrowers with a low or impaired credit rating. The Guidelines are therefore applicable to all of the Mortgage Loans. See "**Mortgage Pool – General and Lending Criteria Categories**".

The actions of any broker or other intermediary involved in marketing the lender's products can jeopardise the lender's fitness to hold a consumer credit licence, and the Guidelines make clear that lenders must take all reasonable steps to ensure that such brokers and other intermediaries comply with the Guidelines and all relevant statutory requirements. This is so even if the lender has no formal or informal control or influence over the broker.

The Guidelines are not primary or subordinate legislation. As such, they set out certain "principles" to be applied in the context of the non-standard residential mortgage market. The Guidelines place certain constraints on lenders in the non-standard residential mortgage market in respect of matters such as advertisement of mortgage products, selling methods employed by lenders and their brokers, underwriting, dual interest rates and early redemption payments. See "**Regulation of the UK Residential Mortgage Market**".

Mortgage Loans Regulated by the Consumer Credit Act

Currently, a credit agreement is regulated by the Consumer Credit Act where (a) the borrower is or includes an individual; (b) the amount of "credit" as defined in that Act does not exceed the financial limit, which is £25,000 for credit agreements made on or after 1 May 1998, or lower amounts for credit agreements made before that date; and (c) the credit agreement is not an exempt agreement as defined under that Act. Mortgage Loans which are regulated mortgage contracts are not subject to regulation by the Consumer Credit Act. None of the Mortgage Loans are subject to regulation by the Consumer Credit Act.

Some of the Mortgage Loans of the Mortgage Pool (a) are partly regulated by the Consumer Credit Act (and may give rise to liability under Section 75 of the Consumer Credit Act) in that they also finance the supply of insurance under arrangements with the supplier or (b) might be wholly or partly regulated by the Consumer Credit Act because of technical rules on determining whether the financial limit is exceeded or (c) might be treated as wholly or partly regulated by the Consumer Credit Act because of technical rules on agreements varied bilaterally.

A credit agreement that is wholly or partly regulated by the Consumer Credit Act or to be treated as such has to comply with requirements as to licensing of lenders and brokers, documentation and procedures of credit agreements, and (in so far as will be applicable) pre-contract disclosure. If it does not comply with those requirements, then to the extent that it is regulated by the Consumer Credit Act or to be treated as such, the credit agreement is unenforceable against the borrower:

- (a) without an order of the OFT, if requirements as to licensing of lenders and brokers are not met;
- (b) totally, if the form to be signed by the borrower is not signed by the borrower personally or omits or mis-states a "prescribed term"; or
- (c) without a court order in other cases and, in exercising its discretion whether to make the order, the court would take into account any prejudice suffered by the borrower and any culpability by the lender.

Although no assurance can be given, assuming (a) that there is no financing for charges that are outside the "**total charge for credit**" as defined in the Consumer Credit Act; (b) that technical rules on determining whether the financial limit is exceeded have been properly applied; and (c) that no Mortgage Loan has been varied bilaterally or novated, it is unlikely that any of the Mortgage Loans would be totally unenforceable on the basis of non-compliance with requirements under the Consumer Credit Act, save for where it is intended that "**credit**", as defined in the Consumer Credit Act, be applied to more than one purpose.

A court order is necessary, however, to enforce a Mortgage securing a Mortgage Loan to the extent that it is regulated or to be treated as such. In dealing with such application, the court has the power, if it appears just to do so, to amend a Mortgage Loan or to impose conditions upon its performance or to make a time order (for example, giving extra time for arrears to be cleared).

Under Section 75 of the Consumer Credit Act in certain circumstances: (a) the lender is liable to the borrower in relation to misrepresentation and breach of contract by a supplier in a transaction financed by the lender, where the related credit agreement is or is to be treated as entered into under pre-existing arrangements, or in contemplation of future arrangements, between the lender and the supplier; and (b) the lender has an indemnity from the supplier against such liability, subject to any agreement between the lender and the supplier. The Issuer believes that the only transactions within Section 75 of that Act are certain contracts for buildings insurance.

In November 2002, the Department of Trade and Industry (the "DTI") announced its intention that a credit agreement will be regulated by the Consumer Credit Act where, for credit agreements made after this change is implemented (a) the borrower is or includes an individual, save for partnerships of four or more partners; (b) irrespective of the amount of credit (although in July 2003, the DTI announced its intention that the financial limit will remain for certain business-to-business lending); and (c) the credit agreement is not an exempt agreement. If this change is implemented, then any Mortgage Loan or Further Advance originated or changed such that a new contract is entered into after this time, other than a regulated mortgage contract under the FSM Act, will be regulated by the Consumer Credit Act. Such Mortgage Loan or Further Advance will have to comply with requirements as to licensing of lenders and brokers, documentation and procedures of credit agreements and (in so far as will be applicable) pre-contract disclosure. If it does not comply, it will be unenforceable against the borrower as described above.

In December 2003, the DTI published a White Paper proposing amendments to the Consumer Credit Act and to secondary legislation made under it. In June 2004, secondary legislation was made on: (a) amending requirements as to documentation of credit agreements, coming into force on 31 May 2005, or 31 August 2005 for agreements given to the borrower for signature but not made before 31 May 2005; (b) pre-contract disclosure, coming into force on 31 May 2005; and (c) replacing the formula for calculating the maximum amount payable on early settlement with a formula more favourable to the borrower, coming into force on 31 May 2005 for new agreements, or 31 May 2007 or 31 May 2010 (depending on the term of the agreement) for agreements existing before 31 May 2005. Draft amendments to the Consumer Credit Act expected at the end of 2004 include:

- (a) removing the financial limit, save for certain business-to-business lending;
- (b) strengthening the licensing regime;
- (c) reforming the law on extortionate credit, and in February 2004 the DTI announced its intention that such change will have retrospective effect on existing agreements; and
- (d) introducing alternative dispute resolution procedures outside the courts for consumer credit agreements.

Under the Mortgage Sale Agreement, GMAC-RFC will be obliged to repurchase any Mortgage Loan that is wholly or partly regulated or to be treated as such under the Consumer Credit Act if a court or other dispute resolution authority finds that the obligation of the Borrower to repay principal and pay interest under the Mortgage Loan is not enforceable under that Act.

Proposed European Directive on Consumer Credit

In September 2002, the European Commission published a proposal for a directive of the European Parliament and of the Council on the harmonization of the laws, regulations and administrative provisions of the member states concerning credit for consumers and including surety agreements entered into by consumers. If the proposed directive is finalised, member states will have two years in which to bring national implementing legislation into force. The proposal includes (among other things) specific documentation and procedural requirements in respect of loan origination and administration; for example, a key requirement under the proposed directive is that each further advance must be subject to new underwriting and a new contract. Penalties for non-compliance with these requirements will be determined by the member states, and may include provision that credit agreements that do not comply will be unenforceable against the borrower.

In its original form, the proposed directive will not apply to residential mortgage loans for home purchase or home improvement, other than loans where all or part of the mortgage credit is for equity release, such as a further advance. Additionally, in its original form, the proposed directive will not apply to residential mortgage loans originated before national implementing legislation comes into force, with exceptions; for example, the requirement for new underwriting will apply to any further advance made after national implementing legislation comes into force. Accordingly, if implemented in its original form, the proposed directive will apply to each Mortgage Loan that includes an equity release element, if the Mortgage Loan is originated, or a Further Advance is made within that Mortgage Loan, after the implementation date.

There has been significant opposition from the European Parliament to the original form of the proposed directive, and in January 2004, the European Parliament published a re-drafted form of the proposed directive. In its re-drafted form, the proposed directive will not apply to any loan secured by a mortgage on land. In October 2004, the European Commission published an amended form of the proposed directive. In this amended form, the proposed directive will apply to any loan secured by a mortgage on land that includes an equity release element and is not over Euro 100,000, but is unclear whether it will apply to a further advance made after the implementation date under a contract existing before the implementation date.

There are some differences in opinion as to the extent to which mortgage lending should be included in the scope of the proposed directive, which may be substantially further amended before it is ultimately brought into effect. Until the final text of the directive is decided and the details of United Kingdom implementing legislation are published, it is not certain what effect the adoption and implementation of the directive would have on the Mortgage Loans, GMAC-RFC, the Issuer or the Administrator and their respective businesses and operations. No assurance can be given that the finalised directive will not adversely affect the ability of the Issuer to make payments to Noteholders.

Financial Ombudsman Service

Under the FSM Act, the Financial Ombudsman Service (the "Ombudsman") is required to make decisions on, *inter alia*, complaints relating to activities and transactions under its jurisdiction on the basis of what, in the Ombudsman's opinion, would be fair and reasonable in all circumstances of the case, taking into account, *inter alia*, law and guidance. Complaints brought before the Ombudsman for consideration must be decided on a case-by-case basis, with reference to the particular facts of any individual case. Each case would first be adjudicated by an adjudicator. Either party to the case may appeal against the adjudication. In the event of an appeal, the case proceeds to a final decision by the Ombudsman. The Ombudsman may order a money award to the Borrower, which may have an adverse effect on the Mortgage Loans, GMAC-RFC, the Issuer and the Administrator and their respective businesses and operations.

Proposed Changes to the Basel Capital Accord

The Basel Committee on Banking Supervision has issued proposals for reform of the 1988 Capital Accord and has proposed a framework which places enhanced emphasis on market discipline and sensitivity to risk. The third consultative paper on the New Basel Capital Accord was issued on 29 April 2003, with the consultation period ending on 31 July 2003. The Committee announced on 11 May 2004 that it had achieved consensus on the remaining issues and published the text of the new framework on 26 June 2004 under the title Basel II: International Convergence of Capital Measurement and Capital Standards: a Revised Framework. This framework will serve as the basis for national rule-making and approval processes to continue and for banking organisations to complete their preparations for implementation of the new framework. The Committee confirmed that it is currently intended that the various approaches under the framework will be implemented in stages, some from year-end 2006, the most advanced at year-end 2007. As and when implemented, the new framework could affect the risk weighting of the Notes in respect of certain investors if those investors are regulated in a manner which will be affected by the new framework. Consequently, prospective investors should consult their own advisers as to the consequences to and effect on them of the potential application of the New Basel Capital Accord. The precise effects of implementation of the new framework cannot be predicted.

Tax Considerations

EU Directive on the Taxation of Savings Income

On 3 June 2003, the European Council of Economics and Finance Ministers adopted a Directive on the taxation of savings income. Under the Directive Member States will (if equivalent measures have been introduced by certain non-EU countries) be required, from 1 July 2005, to provide to the tax authorities of another Member State details of payments of interest (or similar income) paid by a person within its jurisdiction to an individual resident in that other Member State. However, for a transitional period, Belgium, Luxembourg and Austria will instead be required (unless during that period they elect otherwise) to operate a withholding system in relation to such payments (the ending of such transitional period being dependent upon the conclusion of certain other agreements relating to information exchange with certain other countries).

Legal Considerations

European Monetary Union

Prior to the maturity of the Offered Notes, the United Kingdom may become a participating member state in the European Economic and Monetary Union and the euro may become the lawful currency of the United Kingdom. Adoption of the euro by the United Kingdom may have the following consequences: (i) all amounts payable in respect of the Offered Notes may become payable in euro; (ii) the introduction of the euro as the lawful currency of the United Kingdom may result in the disappearance of published or displayed rates for deposits in sterling used to determine the rates of interest on the Offered Notes and the Mortgage Loans, or changes in the way those rates are calculated, quoted and published or displayed; and

(iii) the Issuer may choose to redenominate the Offered Notes into euro and take additional measures in respect of the Offered Notes.

The introduction of the euro could also be accompanied by a volatile interest rate environment which could adversely affect a Borrower's ability to repay its Mortgage Loan as well as adversely affect investors. It cannot be said with certainty what effect, if any, adoption of the euro by the United Kingdom will have on investors in the Offered Notes.

Change of Law

The structure of the issue of the Offered Notes is based on English law in effect as at the date of this document. No assurance can be given as to the impact of any possible judicial decision or changes to English law, the interpretation thereof or administrative practice after the date of this document.

Company Voluntary Arrangement

The Insolvency Act 2000 introduced significant changes to the UK insolvency regime including provisions which allow certain "small" companies to obtain protection from their creditors for a period of 28 days for the purposes of putting together a company voluntary arrangement with the option for the creditors to extend the protection period for a further two months.

During this period, no insolvency procedures may be commenced in relation to the company, any security created by the company over its property cannot be enforced and no other legal process can be taken in relation to the company except with the consent of the Court.

A company may continue to make payments in respect of its debts in existence before the beginning of the moratorium only if there are reasonable grounds for believing such payments will benefit the company and the payment is approved by either the moratorium committee of the creditors of the company or, if none, by a nominee of the company appointed under the provisions of the Insolvency Act 2000.

For the purposes of the Insolvency Act 2000, a "small company" is defined as one which satisfies two or more of the following criteria: (i) its turnover is not more than £5.6 million; (ii) its balance sheet total is not more than £2.8 million; and (iii) the number of its employees is not more than 50.

For as long as the turnover of the Issuer is greater than £5.6 million and its balance sheet total is greater than £2.8 million, the Issuer will not be regarded as a "small company" under the law as it currently stands. The Secretary of State for Trade and Industry may by regulation in the future modify the eligibility requirements for the applicability of the Insolvency Act 2000 and the definition of a "small company".

Whether or not the Issuer is a "small company" within the provisions of the Insolvency Act 2000 will be an accounting matter determined on a financial year by financial year basis for the relevant company.

Pursuant to Regulations made by the Secretary of State which came into force on 1 January 2003, companies which are party to an agreement which is or forms part of a capital market arrangement, under which a party incurs or when the agreement was entered into was expected to incur a debt of at least £10 million and which involves the issue of a capital market investment, are excluded from being eligible for the moratorium. The definitions of "capital market arrangement" and "capital market investment" are broad, such that, in general terms, any company which is a party to an arrangement which involves at least £10 million of debt, the granting of security to a trustee, and the issue of a rated, listed or traded debt instrument, may be ineligible to seek the benefit of the small companies moratorium.

In addition, there is an exclusion from the moratorium provisions for any company which has incurred a liability (including a present, future or contingent liability) of at least £10 million. While the Issuer should fall within this exception, there is no guidance as to how the legislation will be interpreted and the Secretary of State for Trade and Industry may by regulation modify the exceptions. No assurance may be given that any modification of the eligibility requirements for "small" companies and/or the exceptions will not be detrimental to the interests of the Offered Noteholders.

The moratorium provisions may serve to limit the Trustee's ability to enforce the security granted by the Issuer if, first, the Issuer falls within the eligibility criteria for a moratorium at the relevant time; secondly, if the directors of the Issuer seek a moratorium in advance of a company voluntary arrangement; and, thirdly, if the Issuer is considered not to fall within an exception: in those circumstances, the enforcement of the security by the Trustee may, for a period, be prohibited by the imposition of the moratorium.

Even if a moratorium could delay enforcement proceedings against the Issuer, this would be for a maximum period of only three months as described above (subject to the Secretary of State increasing, by order, the period for which a moratorium may be obtained). In addition, even if a protection period were granted in relation to it, it could obtain approval to continue to make payments in accordance with the Trust Deed and the Conditions.

The Enterprise Act 2002

On 15 September 2003, the corporate insolvency provisions of the Enterprise Act 2002 (the "Act") came into force, amending certain provisions of the Insolvency Act 1986 (as amended, the "Insolvency Act"). These provisions introduced significant reforms to corporate insolvency law. In particular, the reforms restrict the right of the holder of a floating charge to appoint an administrative receiver (unless the security was created prior to 15 September 2003 or an exception applies) and instead give primacy to collective insolvency procedures (in particular, administration). Previously, the holder of a floating charge over the whole or substantially the whole of the assets of a company had the ability to block the appointment of an administrator by appointing an administrative receiver, who would act primarily in the interests of the floating chargeholder.

The Insolvency Act contains provisions which continue to allow for the appointment of an administrative receiver in relation to certain transactions in the capital markets. The relevant exception provides that the right to appoint an administrative receiver is retained for certain types of security which form part of a capital market arrangement (as defined in the Insolvency Act) and which involve indebtedness of at least £50,000,000 (or, when the relevant security document (being, in respect of the transactions described in this Offering Circular, the Deed of Charge) was entered into, a party to the relevant transaction (such as the Issuer) was expected to incur a debt of at least £50,000,000) and the issue of a capital market investment (also defined but generally a rated, listed or traded bond). It is expected that the security which the Issuer will grant to the Trustee will fall within the capital markets exception. However, it should be noted that the Secretary of State may, by secondary legislation, modify the capital market exception and/or provide that the exception shall cease to have effect. No assurance can be given that any such modification or provision in respect of the capital market exception, or its ceasing to be applicable to the transactions described in this document, will not be detrimental to the interests of the Offered Noteholders.

The Insolvency Act also contains a new out-of-court route into administration for a qualifying floating chargeholder, the directors or the relevant company itself. The relevant provisions provide for a notice period during which the holder of the floating charge can either agree to the appointment of the administrator proposed by the directors or the company or appoint an alternative administrator, although a moratorium on enforcement of the relevant security will take effect immediately after notice is given. If the qualifying floating chargeholder does not respond to the directors' or company's notice of intention to appoint, the directors' or, as the case may be, the company's appointee will automatically take office after the notice period has elapsed. Where the holder of a qualifying floating charge within the context of a capital market transaction retains the power to appoint an administrative receiver, such holder may prevent the appointment of an administrator (either by the new out-of-court route or by the court based procedure) by appointing an administrative receiver prior to the appointment of the administrator being completed.

The new provisions of the Insolvency Act give primary emphasis to the rescue of a company as a going concern and achieving a better result for the creditors as a whole. The purpose of realising property to make a distribution to secured creditors is secondary. No assurance can be given that the primary purpose of the new provisions will not conflict with the interests of Offered Noteholders were the Issuer ever subject to administration.

The Act also removes the Crown's preferential rights in all insolvencies (section 251) and makes provisions to ensure that unsecured creditors take the benefits of this change (section 252). Under this latter provision the unsecured creditors will have recourse to the floating charge assets up to a fixed amount (the "prescribed part") in priority to the holder of the floating charge concerned. The prescribed part will be 50 per cent. of the first £10,000 of floating charge assets; then 20 per cent. of the remaining floating charge assets until the prescribed part reaches a maximum of £600,000. The obligation on the insolvency officeholder to set aside the prescribed part for unsecured creditors does not apply if the floating charge realisations are less than £100,000 and the officeholder is of the view that the costs of making a distribution to unsecured creditors would be disproportionate to the benefits. The prescribed part will apply to all floating charges created on or after 15 September 2003 regardless as to whether they fall within one of the exceptions or not.

Fixed charges over accounts may take effect under English law as floating charges

The Issuer will purport to grant, *inter alia*, fixed charges in favour of the Trustee over the Issuer's interest in the Issuer Transaction Account, the GIC Account and any other bank account in which the Issuer has an interest.

The law in England and Wales relating to the re-characterisation of fixed charges is unsettled. The fixed charges purported to be granted by the Issuer (other than by way of assignment in security) may take effect under English law as floating charges only, if, for example, it is determined that the Trustee does not exert sufficient control over the relevant account or the proceeds thereof for the security to be said to "fix" over those assets. If the charges take effect as floating charges instead of fixed charges then certain matters, which are given priority over the floating charge by law, will be given priority over the claims of the floating chargeholder. (See "*The Enterprise Act 2002*").

CREDIT STRUCTURE

General

The following is a summary of the structure and credit arrangements underlying the Offered Notes. Such summary should be read in conjunction with information appearing elsewhere in this Offering Circular.

23.29(e)(i)
23.29(e)(ii)

The Offered Notes will not be obligations of GMAC-RFC, the Trustee, the Account Bank, the Cap Provider, the GIC Provider, the Liquidity Facility Provider, the Corporate Services Provider, the Share Trustee, the Paying Agents, the Managers or any other party other than the Issuer and will not be guaranteed by any such party. Neither GMAC-RFC, the Trustee, the Account Bank, the GIC Provider, the Cap Provider, the Liquidity Facility Provider, the Paying Agents, the Managers nor anyone other than the Issuer will accept any liability whatsoever in respect of any failure by the Issuer to pay any amount due under the Offered Notes.

Use of Available Revenue Funds

The interest rates payable by Borrowers in respect of the Mortgage Loans may vary. It is anticipated that, on the Issue Date, the revenue generated by applying the weighted average of the interest rates applicable to the Mortgage Loans and amounts made available from the Discount Reserve will exceed items (i) through (v), (vii), (ix) and (xi) of the Pre-Enforcement Priority of Payments by an amount, calculated as a percentage, which, on the Issue Date, will be approximately 1.63 per cent. The actual amount of the excess will vary during the life of the Offered Notes. Among the key factors determining such variations will be the level of delinquencies and defaults experienced, the level of prepayments and the weighted average of the interest rates from time to time.

To the extent that the Available Revenue Funds on the relevant Payment Date are sufficient therefor, each amount referred to in items (i) to (xxii) of the Pre-Enforcement Priority of Payments shall, as the case may require, be paid to the persons entitled thereto, applied or provided for on such Payment Date and, after such payment, application or provision, it is not expected that any surplus will be accumulated by the Issuer.

Liquidity Facility

The Issuer will be entitled on any Payment Date to make drawings up to the Liquidity Maximum Amount under a liquidity facility (the "**Liquidity Facility**") pursuant to the terms of a liquidity facility agreement to be entered into on or prior to the Issue Date between the Liquidity Facility Provider, the Issuer and the Trustee (the "**Liquidity Facility Agreement**"), any such drawing to be initially credited to the Issuer Transaction Account and recorded in a ledger maintained by the Administrator established for such purposes (the "**Liquidity Ledger**") to the extent that, after the application of amounts standing to the credit of the Reserve Ledger, there are insufficient amounts available for distribution standing to the credit of the Revenue Ledger to meet items (i) to (xi) (other than items (vi), (viii) and (x)) of the Pre-Enforcement Priority of Payments on a Payment Date, provided that no drawings from the Liquidity Ledger may be made to meet interest payments on the M1 Notes, the M2 Notes or, as the case may be, the B1 Notes, to the extent that, after the application of the Available Revenue Funds and any amounts standing to the credit of the Reserve Fund, the M1 Principal Deficiency Sub-Ledger would have a debit balance equal to or greater than 20 per cent. of the then aggregate Principal Amount Outstanding of the M1 Notes or, as the case may be, the M2 Principal Deficiency Sub-Ledger would have a debit balance equal to or greater than 20 per cent. of the then aggregate Principal Amount Outstanding of the M2 Notes or, as the case may be, the B1 Principal Deficiency Sub-Ledger would have a debit balance equal to or greater than 50 per cent. of the aggregate Principal Amount Outstanding of the B1 Notes. Drawings credited to the Liquidity Ledger on any Payment Date will be transferred to the Revenue Ledger on that Payment Date for application in accordance with items (i) to (xi) (other than items (vi), (viii) and (x)) of the Pre-Enforcement Priority of Payments on that Payment Date. Likewise, any amounts due to be paid to the Liquidity Facility Provider in accordance with the Pre-Enforcement Priority of Payments will be transferred from the Revenue Ledger to the Liquidity Ledger and the balance adjusted accordingly on the Business Day before the relevant Payment Date and thereafter (but only prior to the Liquidity Drawdown Date as defined below) will be utilised in repaying amounts outstanding under the Liquidity Facility.

23.29(e)(iii)
6.1.14(a)

If, at any time, the credit rating of the Liquidity Facility Provider falls below P-1 by Moody's, A-1+ by S&P and F1 by Fitch or the Liquidity Facility Provider has its short-term rating withdrawn, or the Liquidity Facility is not renewed and in each case the Liquidity Facility is not replaced by an alternative Liquidity Facility such that the then current ratings of the Offered Notes are not adversely affected, the Issuer will forthwith draw down the entirety of the undrawn portion of the Liquidity Facility and credit such amount to the Liquidity Ledger. The date upon which such amount is drawn down is the "**Liquidity Drawdown Date**".

Amounts paid to the Liquidity Facility Provider in accordance with item (iv) of the Pre-Enforcement Priority of Payments will be capable of being redrawn under the Liquidity Facility (together, as the case may be, with other undrawn amounts

under the Liquidity Facility prior to the Liquidity Drawdown Date) or from the Liquidity Ledger (on or after the Liquidity Drawdown Date) on any Payment Date to the extent set out above in this section.

“**Liquidity Drawn Amount**” means, on any Determination Date: (a) at any time prior to any Liquidity Drawdown Date, the amount then drawn under the Liquidity Facility and not repaid together with all accrued interest up to (but excluding) the related Payment Date pursuant to the Liquidity Facility Agreement; and (b) at any time on or after the Liquidity Drawdown Date, the difference between the Liquidity Maximum Amount and the Available Commitment under the Liquidity Facility as at the last day of the month immediately preceding such Determination Date. “**Available Commitment**” means the commitment under the Liquidity Facility less the outstanding advances, taking into account any repayment made on that date.

“**Liquidity Maximum Amount**” means 5 per cent. of the aggregate Base Currency PAO of the Offered Notes on the Issue Date, subject to reduction in accordance with the terms of the Liquidity Facility.

Under the terms of the Liquidity Facility, the Liquidity Maximum Amount shall be reduced on each Payment Date falling on or after the first Payment Date on which the initial Liquidity Maximum Amount is greater than or equal to 5 per cent. of the aggregate Base Currency PAO of the Offered Notes following application of the Actual Redemption Funds on such Payment Date, to an amount which is the greater of:

- (a) 5 per cent. of the aggregate Base Currency PAO of the Offered Notes on the relevant Payment Date; and
- (b) 1 per cent. of the aggregate Base Currency PAO of the Offered Notes on the Issue Date.

No such reduction shall be permitted on a Payment Date if:

- (a) there is a debit balance on any of the sub-ledgers of the Principal Deficiency Ledger;
- (b) the Administrator for the time being is in breach of any of its obligations in the Documents;
- (c) any amount is then outstanding under the Liquidity Facility;
- (d) the aggregate value of the principal losses experienced on the Mortgage Pool (whether or not such losses form part of the sub-ledgers of the Principal Deficiency Ledger at such time) at the immediately preceding Determination Date is greater than 1.15 per cent. of the aggregate Base Currency PAO of the Offered Notes on the Issue Date; or
- (e) as at the immediately preceding Payment Date the aggregate Balance of Mortgage Loans in respect of which payment is 90 days or more in arrears is higher than 15 per cent. of the aggregate Balance of all Mortgage Loans in the Mortgage Pool.

Reserve Fund

To provide limited coverage for shortfalls in amounts under items (i) to (xii) of the Pre- Enforcement Priority of Payments, the Issuer will on the Issue Date establish a reserve fund (the “**Reserve Fund**”) in the initial amount of £14,400,000, funded in part by the proceeds from the issue of the B2 Notes and in part by the proceeds from the issue of the C Notes.

“**Reserve Fund Required Amount**” means £14,400,000, provided that, on each Payment Date falling on or after the first Payment Date on which the Reserve Fund is equal to or greater than 3.8 per cent. of the aggregate Base Currency PAO of the Offered Notes (the “**Reserve Fund Determination Date**”) and if:

- (i) all balances on each of the sub-ledgers of the Principal Deficiency Ledger are zero;
- (ii) no amount in the Liquidity Facility has been drawn before the relevant Reserve Fund Determination Date;
- (iii) the amount in the Reserve Fund is equal to or greater than the Reserve Fund Required Amount as of the relevant Reserve Fund Determination Date;
- (iv) the total balance of all Mortgage Loans in the Mortgage Pool which are 90 days or more in arrears does not exceed 15 per cent. of the total balance of all the Mortgage Loans in the Mortgage Pool;
- (v) the total balance of all Mortgage Loans foreclosed in the Mortgage Pool does not exceed 2 per cent. of the original balance of the Mortgage Pool; and
- (vi) the total losses suffered by the Issuer from the Issue Date until the relevant Reserve Fund Determination Date are lower than 1.15 per cent. of the original balance of the Mortgage Pool,

then the Reserve Fund Required Amount will be reduced to an amount equal, on such Reserve Fund Determination Date, to the greater of £5,800,000 and 3.80 per cent. of the then Principal Amount Outstanding of the Offered Notes.

Following a reduction to the Reserve Fund Required Amount, any amounts standing to the credit of the Reserve Fund in excess of the Reserve Fund Required Amount (the “**Reserve Fund Excess**”) will be applied towards Available Revenue Funds and applied in accordance with the Pre-Enforcement Priority of Payments.

On any Payment Date to the extent that amounts are available after payment of any amounts under items (i) to (xii) of the Pre-Enforcement Priority of Payments, the excess, if any, will be deposited in the Reserve Fund to the extent necessary to replenish and maintain the Reserve Fund Required Amount as set out under item (xiii) of the Pre-Enforcement Priority of Payments. All amounts credited to the Reserve Fund will be recorded in a ledger for that purpose (the “**Reserve Ledger**”). On any Payment Date, any amount available for deposit in the Reserve Fund in excess of the Reserve Fund Required Amount will be applied in accordance with the Pre-Enforcement Priority of Payments.

On any Payment Date on which the Offered Notes are redeemed in full, the Reserve Fund will be applied towards Available Revenue Funds.

Discount Reserve

To cover the Expected Differentials resulting from Discounted Mortgage Loans, the Issuer will establish a reserve (the “**Discount Reserve**”) using part of the proceeds of the issue of the C Notes.

On the Issue Date, the Administrator, on behalf of the Issuer, will determine the Loan Expected Differential and the anticipated Expected Differential for the first Determination Period. In addition, an amount will be estimated that will represent the Loan Expected Differential of the Discounted Mortgage Loans for a time period for which it is estimated that discounts will apply in respect of the Discounted Mortgage Loans. This additional estimated amount will be included in the Discount Reserve Required Amount on the Issue Date. On each Determination Date, the Administrator, on behalf of the Issuer, will calculate the Loan Expected Differential in respect of any Substitute Mortgage Loans transferred into the Mortgage Pool or Further Advances made on Mortgage Loans in the immediately preceding Determination Period which are Discounted Mortgage Loans and any Discounted Mortgage Loans to be transferred into the Mortgage Pool or in respect of which Further Advances are to be made (where such Further Advance will itself be a Discounted Mortgage Loan) on the immediately succeeding Payment Date and will calculate the Expected Differential in respect of the current Determination Period to take into account such substitutions or advances and any redemptions, repurchases or purchases of Discounted Mortgage Loans and their Related Security during the immediately preceding Determination Period.

On each Payment Date a portion of the amount standing to the credit of the Discount Reserve equal to the amount of any Expected Differential determined in respect of the Determination Period ending immediately prior to such Payment Date (the “**Discount Reserve Applicable Amount**”) shall be debited to the Discount Reserve and credited to the Issuer Transaction Account and will be applied towards Available Revenue Funds for application in accordance with the Pre-Enforcement Priority of Payments (and any provisos thereto). Under item (xiv) of the Pre-Enforcement Priority of Payments, the Administrator, on behalf of the Issuer, shall on each Payment Date allocate additional amounts to the Discount Reserve to cover the additional Loan Expected Differential arising from anticipated discounts on Substitute Mortgage Loans and Further Advances on Mortgage Loans.

In addition, if at any time the amount standing to the credit of the Discount Reserve exceeds the Discount Reserve Required Amount, the amount of such excess shall be debited from the Discount Reserve and credited to the Issuer Transaction Account for application in accordance with the Pre-Enforcement Priority of Payments on the next following Payment Date.

“**Determination Period**” means the period from and including (in the case of the first such period, the Issue Date, otherwise) the last Business Day of each month which precedes a Payment Date to but excluding the last Business Day of the month which precedes the immediately following Payment Date (or in the case of the first such period, the first);

“**Discounted Mortgage Loans**” means any Discount LIBOR-linked Mortgage Loans, Stepped Discount LIBOR-linked Loans, Discount Tracker Loans, 4.99 per cent. Tracker Loans (during their discounted phase) and Discount SVR Loans, which form part of the Mortgage Pool from time to time;

“**Discount Reserve Required Amount**” means the amount calculated by the Administrator as being the amount required to meet the Loan Expected Differential in respect of the Mortgage Pool;

“**Effective Interest Margin**” means the principal weighted average margin above LIBOR (in the case of the Discount LIBOR-linked Mortgage Loans and the Stepped Discount LIBOR-linked Loans) or the Bank of England base rate (in the case of the Discount Tracker Loans and the 4.99 per cent. Tracker Loans (during their discounted phase)) or the SVR (in the case of the Discount SVR Loans) charged to the relevant Borrowers during the period when discounts apply to Discounted Mortgage Loans within the Mortgage Pool;

“**Expected Differential**” means an amount calculated in respect of each Determination Period that falls during the period when discounts apply to Discounted Mortgage Loans within the Mortgage Pool as the difference between the Unadjusted Margin and the Effective Interest Margin, multiplied by the principal amount outstanding of the Discounted Mortgage Loans that form part of the Mortgage Pool as of the first day of the relevant Determination Period and the actual number of

days to elapse in the relevant Determination Period and divided by 365 (or 366 if the Payment Date following such Determination Period falls in a leap year);

“**Loan Expected Differential**” means, as calculated on each Determination Date, the aggregate of the Expected Differentials applying to each Determination Period that falls during the period when discounts apply to Discounted Mortgage Loans that form part of the Mortgage Pool as at the first day of the relevant Determination Period; and

“**Unadjusted Margin**” means, on any Payment Date, the principal weighted average margin above LIBOR (in the case of the Discount LIBOR-linked Mortgage Loans and the Stepped Discount LIBOR-linked Loans) or the Bank of England base rate (in the case of the Discount Tracker Loans and the 4.99 per cent. Tracker Loans (during their discounted phase)) or the SVR (in the case of the Discount SVR Loans), that will apply in respect of such Mortgage Loans when the discount period expires.

On any Payment Date on which the Offered Notes are redeemed in full or on which all discounts applicable to Discounted Mortgage Loans which then form part of the Mortgage Pool have expired, the Discount Reserve (if any) will be applied towards Available Revenue Funds.

GMAC-RFC Accounts, Collection Account and Expenses Account

The Borrowers under the Mortgage Loans will make all payments (including any amounts calculated by reference to the Mortgage Early Repayment Charges) into one of the GMAC-RFC Accounts. Amounts received by direct debit will be transferred to the Collection Account on a daily basis. Amounts received other than by direct debit will, to the extent they represent receipts in respect of the Mortgage Loans, be transferred to the Collection Account on the following business day. Amounts standing to the credit of the Collection Account will be swept on a daily basis into the Issuer Transaction Account. GMAC-RFC will declare a trust over the Expenses Account, the Collection Account and the GMAC-RFC Accounts in favour of the Issuer, the Trustee and itself (the “**Declaration of Trust**”). The “**Expenses Account**” is an account in the name of GMAC-RFC from which amounts are debited to make Permitted Withdrawals in the manner described in “*Permitted Withdrawals from the Issuer Transaction Account*” below.

Issuer Accounts

Pursuant to the terms of the Guaranteed Investment Contract, amounts standing to the credit of the Issuer Transaction Account will be transferred from such account to the GIC Account. The GIC Provider will contract to pay a specific rate of interest on funds on deposit in the GIC Account. The short-term, unsecured, unguaranteed and unsubordinated debt obligations of Barclays Bank PLC are currently rated P-1 by Moody's, A-1+ by S&P and F1+ by Fitch.

23.29(e)(iii)

Use of Ledgers

The Issuer will be required to record or cause to be recorded all amounts received from Borrowers in respect of the Mortgage Loans or otherwise paid or recovered in respect of the Mortgage Loans (other than principal amounts received representing monthly repayments of principal, redemption proceeds and amounts recovered on enforcement, sale or repurchase in each case representing principal (the “**Principal Funds**”) and other than amounts calculated by reference to the Mortgage Early Repayment Charges) in a ledger for that purpose (the “**Revenue Ledger**”). The Issuer will be required to record Principal Funds in a ledger for that purpose (the “**Principal Ledger**”) and Mortgage Early Repayment Charges in a ledger for that purpose (the “**MER Ledger**”). The Issuer will be also required to maintain or cause to be maintained a discount reserve ledger which will be established to record the amount from time to time standing to the credit of the Discount Reserve (the “**Discount Reserve Ledger**”).

The amounts standing to the credit, at any time, of the Further Advances Ledger, the Liquidity Ledger, the Reserve Ledger, the Discount Reserve Ledger, the Principal Ledger, the MER Ledger and the Revenue Ledger (collectively, the “**Ledgers**”) will, in the aggregate, represent all sums standing to the credit of the Collection Account, the GMAC-RFC Accounts (to the extent they represent receipts in respect of Mortgage Loans within the Mortgage Pool), the GIC Account and the Issuer Transaction Account other than any Collateral transferred to the Issuer by a Cap Provider as described under “**Interest Rate Cap Agreement**”. The Ledgers will be used to monitor the receipt and subsequent utilisation of cash available to the Issuer from time to time and will be credited and debited in the manner described in “*Pre- Enforcement Priority of Payments*” below.

Principal Deficiency Ledger

A principal deficiency ledger (the “**Principal Deficiency Ledger**”) comprising four sub-ledgers, known as the “**A Principal Deficiency Sub-Ledger**”, the “**M1 Principal Deficiency Sub-Ledger**”, the “**M2 Principal Deficiency Sub-Ledger**” and the “**B1 Principal Deficiency Sub-Ledger**”, respectively, will be established in order to record any principal deficiency as they occur (each, respectively, the “**A Principal Deficiency**”, the “**M1 Principal Deficiency**”, the “**M2 Principal Deficiency**” and the “**B1 Principal Deficiency**”, and collectively the “**Principal Deficiency Sub-Ledgers**”). Any Principal Deficiency shall be debited (a) first, to the B1 Principal Deficiency Sub-Ledger so long as the debit balance on such sub-ledger is less than the Principal Amount Outstanding of the B1 Notes (the “**B1 Note Principal Deficiency Limit**”), (b) second, to the M2 Principal Deficiency Sub-Ledger so long as the debit balance on such sub-ledger is less than the Principal Amount Outstanding of the

M2 Notes (the “M2 Note Principal Deficiency Limit”), (c) third, to the M1 Principal Deficiency Sub-Ledger so long as the debit balance on such sub- ledger is less than the Principal Amount Outstanding of the M1 Notes (the “M1 Note Principal Deficiency Limit”), and (d) fourth, to the A Principal Deficiency Sub-Ledger. For the avoidance of doubt, the A Principal Deficiency will relate to the A1 Notes and the A2 Notes pro rata. A Principal Deficiency will be recorded on the relevant Principal Deficiency Sub-Ledger in respect of any amount of principal which remains outstanding under any Mortgage Loan after completion by the Administrator of the arrears and default procedures (as more particularly described in the section “*Administration of the Mortgage Pool – Arrears and Default Procedures*”). Amounts allocated to each sub-ledger of the Principal Deficiency Ledger shall be reduced to the extent of Available Revenue Funds available therefor on any Payment Date in accordance with the Pre-Enforcement Priority of Payments.

Use of Proceeds of the B2 and the C Notes

The proceeds of the issue of the B2 Notes will be used to fund (in part) the Reserve Fund which will be credited to the Issuer Transaction Account (with a corresponding credit to the Reserve Ledger).

The proceeds of the issue of the C Notes will be used to fund (a) the costs and expenses arising in respect of the Notes which are issued on the Issue Date, (b) part of the Reserve Fund which will be credited to the Issuer Transaction Account (with a corresponding credit to the Reserve Ledger) and (c) the Discount Reserve.

Subordination of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes

M1 Noteholders, M2 Noteholders, B1 Noteholders, B2 Noteholders and C Noteholders will not be entitled to receive any payment of interest, unless and until all amounts then due to, *inter alios*, the A Noteholders and the Liquidity Facility Provider have been paid in full, in accordance with the Pre-Enforcement Priority of Payments.

If on any Determination Date there are insufficient Available Revenue Funds to make payment in full of amounts of interest due and payable on the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and/or C Notes then, to that extent, interest on such notes shall be deferred until the next Payment Date on which there are sufficient Available Revenue Funds, as more fully described in Condition 4(f) of the “*Terms and Conditions of the Notes*”.

Each class of Notes will be constituted by the Trust Deed and will share the same security although, upon enforcement, the A Notes will rank in priority to the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and the C Notes in point of security, the M1 Notes will rank in priority to the M2 Notes, the B1 Notes, the B2 Notes and the C Notes in point of security, the M2 Notes will rank in priority to the B1 Notes, the B2 Notes and the C Notes in point of security and the B1 Notes will rank in priority to the B2 Notes and the C Notes in point of security and the B2 Notes will rank in priority to the C Notes in point of security. Payments under the MERCs will be made from amounts received by the Issuer in respect of Mortgage Early Repayment Charges. Such amounts will not be available, before or after enforcement of the security, for application towards repayment of amounts due to Noteholders or Residual Holders. See also “*Risk Factors – Risks Related to the Notes – Subordination of the M1 Notes, M2 Notes, B1 Notes, B2 Notes and C Notes*” and “*– Risks Related to the Mortgage Loans*”.

Interest Rate Matching

3,972 of the Mortgage Loans in the Initial Mortgage Pool are currently LIBOR-linked Mortgage Loans, which means that the interest payable thereunder is calculated as a specified margin in excess of Note LIBOR from time to time. 2,404 of the Mortgage Loans in the Initial Mortgage Pool accrue interest at a variable rate which equals either a margin over the Bank of England base rate or the SVR (as defined below), (the SVR being subject to the Floor). 1,749 of the remaining Mortgage Loans are fixed rate mortgage loans, 345 of which will convert to LIBOR-linked rates no later than 1 January 2007, 1,404 of which will convert to rates linked to the Bank of England base rate no later than 1 September 2008 1,075 of which will convert to SVR no later than 1 September 2008 and 4 of which will remain as fixed rate mortgages for a term of up to 25 years. As described below, following such conversion, LIBOR on these Mortgage Loans will be re-set on a quarterly basis.

The mortgages with rates linked to the Bank of England base rate will be equal to the Bank of England base rate plus a fixed margin. The Mortgages with rates linked to SVR will be equal to SVR as set by the Administrator acting as a reasonably prudent residential mortgage lender and by reference to the general level of interest rates and competitive forces in the mortgage market subject to the Floor (in the case of the SVR Loans) (see “*The Mortgage Pool – Interest Rate Setting*”).

Interest Rate Cap Agreement

To hedge against a possible rise in Note LIBOR to a rate in excess of 9 per cent., the Issuer will enter into one or more interest rate cap agreements with the Cap Provider (the “*Interest Rate Cap Agreement*”) from the Issue Date for a period of 4 years. Under the Interest Rate Cap Agreement, the difference between (a) the amount produced by applying Note LIBOR for the relevant Interest Period to the notional amount of £120,000,000 (the “*Notional Amount*”) and (b) the amount produced by applying 9 per cent. to the Notional Amount for the same period will be paid (if such figure is positive) by the Cap Provider to the Issuer on the next following Payment Date.

In the event that the short-term unsecured and unsubordinated debt obligations of the Cap Provider are downgraded below A-1 by S&P or F1 by Fitch (each a “**Cap Provider Downgrade Event**”) or such rating is withdrawn, then the Issuer has the right to terminate the Interest Rate Cap Agreement thereunder unless the Cap Provider, within 30 days of such downgrade, at its own cost either:

- (i) obtains a guarantee of its obligations under the Interest Rate Cap Agreement from a third party, whose short-term unsecured and unsubordinated debt obligations are rated A-1 or above by S&P and F1 or above by Fitch or who is otherwise approved by S&P or Fitch respectively; or
- (ii) transfers all of its rights and obligations under the Interest Rate Cap Agreement to a third party provided that such third party’s short-term unsecured and unsubordinated debt obligations are rated A-1 or above by S&P and F1 or above by Fitch or who is otherwise approved by S&P or Fitch respectively; or
- (iii) provides collateral for its obligations in accordance with the terms of the Interest Rate Cap Agreement and on terms acceptable to S&P and Fitch; or
- (iv) establishes any other arrangement or takes such other action satisfactory to S&P and Fitch to maintain the then current ratings of the Offered Notes.

In the event that the short-term unsecured and unsubordinated debt obligations of the Cap Provider are downgraded below F2 by Fitch, then the Issuer has the right to terminate the Interest Rate Cap Agreement thereunder unless the Cap Provider, within 30 days of such downgrade, at its own cost either:

- (i) obtains a guarantee of its obligations under the Interest Rate Cap Agreement from a third party, whose short-term unsecured and unsubordinated debt obligations are rated F1 or above by Fitch or who is otherwise approved by Fitch; or
- (ii) transfers all of its rights and obligations under the Interest Rate Cap Agreement to a third party provided that such third party’s short-term, unsecured and unsubordinated debt obligations are rated F1 or above by Fitch or who is otherwise approved by Fitch; or
- (iii) establishes any other arrangement or takes such other action satisfactory to Fitch to maintain the then current ratings of the Offered Notes.

Pending compliance with any of (i), (ii) or (iii) above, the Cap Provider must, at its own cost, provide collateral for its obligations in accordance with the terms of the Interest Rate Cap Agreement and on terms acceptable to Fitch. If any of (i), (ii) or (iii) above are satisfied at any time, all collateral (or the equivalent thereof, as appropriate) so transferred by the Cap Provider will be retransferred to the Cap Provider and the Cap Provider will not be required to transfer any additional collateral.

Where the Cap Provider provides collateral in accordance with the terms of the Interest Rate Cap Agreement, such collateral will, upon receipt by the Issuer, be credited to a separate ledger (created to record such amounts) and transferred (if in cash form) to the GIC Account or such other account established for such purpose. Any collateral provided by the Cap Provider will not form part of the Available Revenue Funds or the Actual Redemption Funds except in accordance with the terms of the collateral agreement providing for the payment of such collateral.

Permitted Withdrawals from the Issuer Transaction Account

On any date (including any Payment Date and, in respect of item (j), only on a Payment Date), the Administrator shall be permitted to make the following withdrawals and corresponding payments from amounts on deposit in the Issuer Transaction Account to make the following payments, either (i) directly or (ii) in respect of items (a) to (c) inclusive, (g), (i) and (j) below, indirectly by transferring sufficient funds from the Issuer Transaction Account to the Expenses Account and making those payments from such account:

- (a) to make Further Advances to Borrowers;
- (b) to pay when due (but subject to any right to refuse or withhold payment or offset that has arisen by reason of the Borrower’s breach of the terms of the Mortgage Loan concerned) any amount payable by the Issuer to a Borrower under the terms of the Mortgage Loan to which that Borrower is a party or by operation of law;
- (c) if any amount has been received from a Borrower for the express purpose of payment being made by the Issuer to a third party for the provision of a service (including giving insurance cover) to either that Borrower or the Issuer to pay such amount when due to such third party or, in the case of the payment of an insurance premium, where such third party and GMAC-RFC have agreed that payment of commission to GMAC-RFC should be made by deduction from such insurance premium, to pay such amount less such commission when due to such third party and to pay such commission to GMAC-RFC;

- (d) to pay to any person (including GMAC-RFC and the Administrator) any amounts due arising from any overpayment by any person to the Issuer in respect of the Mortgage Loans or arising from any reimbursement by any person of any such overpayment;
- (e) to pay to the Inland Revenue or other UK taxation authority any amount due;
- (f) other than on a Payment Date, to pay when due and payable any amounts due and payable by the Issuer to third parties and incurred without breach by the Issuer of the Trust Deed and not provided for payment elsewhere in items (a) to (e) above or (g) to (k) below and to pay any premiums in respect of any insurance policy relating to any Mortgage Loan;
- (g) to make payments to the Administrator pursuant to the Administration Agreement;
- (h) to refund any amounts due arising from the rejection of any direct debit payments in respect of a Mortgage Loan;
- (i) to refund any other overpayments made by a Borrower and all other amounts not relating to the Mortgage Loans owned by the Issuer or in respect of which the Issuer has no entitlement pursuant to the Mortgage Sale Agreement, or amounts credited to the Issuer Transaction Account in error;
- (j) to make payments to MERC Holders;
- (k) to refund to GMAC-RFC any amounts which represent amounts received from Borrowers and which are amounts owed by such Borrowers in respect of any period prior to the Issue Date as and when identified by the Administrator and if a Borrower fails to pay the full amount that it owes, the Administrator shall be obliged to refund to GMAC-RFC only such portion of the amount received which relates to any period prior to the Issue Date; and
- (l) to make payments into the GIC Account pursuant to the terms of the Guaranteed Investment Contract.

Each of the above payments shall be referred to as “**Permitted Withdrawals**”. To the extent that any of the above Permitted Withdrawals are made by the Administrator from and including the last Business Day of the month preceding such Determination Date to and including a Payment Date (or in the case of a payment described in (g) above to but excluding such Payment Date), any such withdrawals in respect of items (b) through (m), inclusive, shall be made prior to the Pre-Enforcement Priority of Payments and, therefore, shall not be included in Available Revenue Funds for such Payment Date.

Pre-Enforcement Priority of Payments

Prior to enforcement of the Security, the Issuer is required to apply monies available for distribution as at the last Business Day of the month preceding each Payment Date as determined in accordance with the Administration Agreement (the “**Available Revenue Funds**” which, for the avoidance of doubt, includes, if any, the Discount Reserve Applicable Amount, any amount standing to the credit of the Discount Reserve in excess of the Discount Reserve Required Amount, the Reserve Fund Excess, on any Payment Date on which the Offered Notes are redeemed in full, all amounts standing to the credit of the Reserve Fund and the Discount Reserve, on any Payment Date on which all discounts applicable to the Discounted Mortgage Loans which form part of the Mortgage Pool have expired and all amounts standing to the credit of the Discount Reserve but excludes any principal receipts and any Mortgage Early Repayment Charges) in or towards the satisfaction of the payments or provisions in the following order of priority (the “**Pre-Enforcement Priority of Payments**”) (in each case only to the extent that the payments or provisions of a higher priority have been made in full) on each Payment Date:

23.29(e)(v)

- (i) first, to pay when due the remuneration payable to the Trustee (plus Value Added Tax, if any) and any costs, charges, liabilities and expenses incurred by it under the provisions of or in connection with the Trust Deed or the Deed of Charge or either or both of them together with interest as provided in the Trust Deed or the Deed of Charge or either or both of them;
- (ii) second, to pay when due amounts, including audit fees and company secretarial expenses (plus Value Added Tax, if any), which are payable by the Issuer to third parties and incurred without breach by the Issuer pursuant to the Trust Deed or the Deed of Charge and not provided for payment elsewhere and to provide for any such amounts expected to become due and payable by the Issuer after that Payment Date and to provide for the Issuer’s liability or possible liability for corporation tax;
- (iii) third, to pay *pro rata*:
 - (A) the administration fee payable to the Administrator (plus Value Added Tax, if any), such fee being an amount equal to one quarter of 0.15 per cent. per annum of the average total principal balance of the Mortgage Loans outstanding on the first day of each of the three months immediately prior to the relevant Determination Date or if the appointment of the Administrator is terminated and a substitute administrator, which is not an affiliate of GMAC- RFC, is appointed, the figure 0.15 per cent. above shall be replaced with a figure agreed with such substitute administrator in accordance with the procedures set out in the Administration Agreement and subject always to the consent of the Trustee; and

- (B) amounts due to the Principal Paying Agent, the Paying Agent and the Agent Bank under the Paying Agency Agreement, Barclays Bank PLC under the Bank Agreement and the Guaranteed Investment Contract and the Corporate Services Provider and the Share Trustee under the Corporate Services Agreement;
- (iv) fourth, to pay all fees, costs, expenses, principal, interest and any other amounts due to the Liquidity Facility Provider in accordance with the Liquidity Facility Agreement (other than, only relating to a period where the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which shall for the avoidance of doubt include LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred);
- (v) fifth, to pay *pari passu* and *pro rata* amounts (other than in respect of principal) payable in respect of the A1 Notes and the A2 Notes (such amounts to be paid *pro rata* according to the respective interest entitlements of the A Noteholders);
- (vi) sixth, to pay amounts to be credited to the A Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the A Principal Deficiency Sub-Ledger has reached zero;
- (vii) seventh, to pay amounts payable in respect of the M1 Notes other than in respect of principal on the M1 Notes;
- (viii) eighth, to pay amounts to be credited to the M1 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the M1 Principal Deficiency Sub-Ledger has reached zero;
- (ix) ninth, to pay amounts payable in respect of the M2 Notes other than in respect of principal on the M2 Notes;
- (x) tenth, to pay amounts to be credited to the M2 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the M2 Principal Deficiency Sub-Ledger has reached zero;
- (xi) eleventh, to pay amounts payable in respect of the B1 Notes other than in respect of principal on the B1 Notes;
- (xii) twelfth, to pay amounts to be credited to the B1 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the B1 Principal Deficiency Sub-Ledger has reached zero;
- (xiii) thirteenth, to credit the Reserve Ledger, until the balance of the Reserve Fund reaches the Reserve Fund Required Amount;
- (xiv) fourteenth, to credit the Discount Reserve Ledger, to the extent that the amount credited to the Discount Reserve Ledger is less than the Discount Reserve Required Amount;
- (xv) fifteenth, to pay amounts payable in respect of the B2 Notes other than in respect of principal on the B2 Notes;
- (xvi) sixteenth, amounts (if any) credited to the Liquidity Ledger, relating to a period where the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, in respect of amounts reflecting the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which for the avoidance of doubt includes LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred;
- (xvii) seventeenth, to retain in the Issuer Transaction Account, an amount (the "Issuer's Profit") equal to 0.01 per cent. of the product of the time weighted average Mortgage Rate of the Mortgage Loans during the preceding Determination Period and the aggregate principal balance outstanding of the Mortgage Loans (the "Issuer's Turnover") at the beginning of the preceding Determination Period, so that in each year 0.01 per cent. of the Issuer's Turnover for that year comprises the Issuer's Profit;
- (xviii) eighteenth, to apply an amount not greater than the B2 Note Principal Amount Outstanding to repay principal in respect of the B2 Notes;
- (xix) nineteenth, to pay amounts payable in respect of the C Notes other than in respect of principal on the C Notes;
- (xx) twentieth, to apply an amount not greater than the C Note Principal Amount Outstanding to repay principal in respect of the C Notes;
- (xxi) twenty-first, to pay amounts payable in respect of the Residuals; and

(xxii) twenty-second, to pay any remaining amount to the Issuer or other persons entitled thereto.

Principal Priority of Payments

Prior to the enforcement of the Security, on each Payment Date the Issuer is required to apply the Actual Redemption Funds on such Payment Date determined on the date which falls five Business Days prior to such Payment Date (each such date a “**Determination Date**”) in the following manner and order of priority (the “**Principal Priority of Payments**”):

- (i) first, to the holders of the A1 Notes in respect of principal of the A1 Notes until the A1 Notes are redeemed in full;
- (ii) second, to the holders of the A2 Notes in respect of principal of the A2 Notes until the A2 Notes are redeemed in full;
- (iii) third, to the holders of the M1 Notes in respect of principal of the M1 Notes until the M1 Notes are redeemed in full;
- (iv) fourth, to the holders of the M2 Notes in respect of principal of the M2 Notes until the M2 Notes are redeemed in full; and
- (v) fifth, to the holders of the B1 Notes in respect of principal of the B1 Notes until the B1 Notes are redeemed in full,

provided always that the Actual Redemption Funds shall not be applied in the order set out in the Principal Priority of Payments but shall instead be applied pro rata between items (i) to (v) of the Principal Priority of Payments (“**Pro Rata Principal Priority of Payments**”) on any such Payment Date immediately succeeding a Determination Date on which:

- (i) after the previous Payment Date, the result produced by the fraction $(M+B1)/(A+M+B1)$ is greater than or equal to twice the result produced by that fraction as at the Issue Date;
- (ii) all balances on each of the sub-ledgers of the Principal Deficiency Ledger are zero;
- (iii) the balance of the Reserve Fund is at the Reserve Fund Required Amount;
- (iv) the Liquidity Drawn Amount is zero; and
- (v) the total balance of all Mortgage Loans in the Mortgage Pool which are 90 days or more in arrears does not exceed 15 per cent. of the total balance of all the Mortgage Loans in the Mortgage Pool.

For the purposes of this paragraph, as at any date:

A = the aggregate Base Currency PAO of the A Notes on such date

M = the aggregate Base Currency PAO of the M Notes on such date

B1 = the aggregate Base Currency PAO of the B1 Notes on such date.

The Administrator is responsible, pursuant to the Administration Agreement, for determining the amount of the Actual Redemption Funds as at any Determination Date preceding a Payment Date and each determination so made shall (in the absence of negligence, wilful default, bad faith or manifest error) be final and binding on the Issuer, the Trustee and all Noteholders and no liability to the Noteholders shall attach to the Issuer, the Trustee or (in such absence as aforesaid) the Administrator in connection therewith. Such Actual Redemption Funds will be applied in accordance with the Principal Priority of Payments as set out in Condition 2(e) of the “**Terms and Conditions of the Notes**”.

On each Payment Date, the MER Payments calculated on the preceding MER Determination Date will be applied in payment to the MERC Holders.

On each Determination Date, the aggregate of (a) the amount of Further Advances which the Issuer is committed to advancing (but has not yet advanced) as at the relevant Determination Date and (b) the amount, advised to the Issuer by the Administrator, which the Issuer anticipates it will require for future (but uncommitted) Further Advances, such amount (in respect of this item (b) only) not to be greater than £500,000 (such aggregate amount, the “**Committed Further Advances**”) will be transferred from the Principal Ledger to a ledger for that purpose (the “**Further Advances Ledger**”). Available Capital Funds may be applied or set aside by the Issuer on any day for the making of Further Advances after any amounts then standing to the credit of the Further Advances Ledger have been exhausted.

The amount of “**Actual Redemption Funds**” as at any Determination Date preceding a Payment Date is an amount calculated as the aggregate of:

- (a) the amount standing to the credit of the Principal Ledger and the amount (if any) standing to the credit of the Further Advances Ledger (before the transfer of the Committed Further Advances calculated on that Determination Date from the Principal Ledger) in each case as at the last Business Day of the month immediately preceding such Determination Date; and

- (b) the amount (if any) calculated on the Determination Date pursuant to the Pre-Enforcement Priority of Payments to be the amount by which the debit balance on any sub-ledgers of the Principal Deficiency Ledger is expected to be reduced by the application of Available Revenue Funds on the immediately succeeding Payment Date,

LESS

the Committed Further Advances calculated on such Determination Date.

For the purpose of the foregoing:

“**Available Capital Funds**” means, on any day during an Interest Period (including on a Determination Date), an amount represented by the amount standing to the credit of the Principal Ledger at the close of business on the preceding day, less, in the period between the last Business Day of the month immediately preceding a Determination Date and the application of such Actual Redemption Funds, (a) any commitments to purchase Substitute Mortgage Loans on the immediately succeeding Payment Date and (b) the amount of such Actual Redemption Funds calculated on the relevant Determination Date. The amount of Actual Redemption Funds will be applied to redeem the Offered Notes in the order provided in Condition 5(b) of the “*Terms and Conditions of the Notes*”.

THE ISSUER

Introduction

The Issuer was originally incorporated and registered in England and Wales with registered number 5208125 under the Companies Act 1985 as a company with limited liability on 17 August 2004. The Issuer's issued share capital of £50,000 (of which £12,502 is paid up) is held by Holdings.

6.J.3
6.J.4

Directors

The directors of the Issuer and their respective business addresses and principal activities are:

<i>Name</i>	<i>Address</i>	<i>Principal Activities</i>	
Colin Walter Bradley	Eastern Gate Brants Bridge Bracknell Berkshire RG12 9BZ	Director of securitisation issuance companies Director, GMAC-RFC Limited	6.M.1(a)
SFM Directors Limited	Blackwell House Guildhall Yard London EC2V 5AE	Director of special purpose vehicles	
SFM Directors (No. 2) Limited	Blackwell House Guildhall Yard London EC2V 5AE	Director of special purpose vehicles	

The Company Secretary of the Issuer is Karen Edmonds.

The registered office and the head office of the Issuer is at Eastern Gate, Brants Bridge, Bracknell, Berkshire RG12 9BZ.

6.J.11
6.J.1

The Issuer has no subsidiaries.

The directors of SFM Directors Limited and SFM Directors (No. 2) Limited are Jonathan E. Keighley, James G.S. Macdonald and Robert W. Berry.

The Issuer is wholly owned by its UK holding company Holdings which is wholly owned by the Share Trustee subject to a trust for the benefit of charitable institutions.

6.J.11

In accordance with the Corporate Services Agreement, GMAC-RFC and the Corporate Services Provider will each provide directors and other corporate services to the Issuer. The Issuer will pay the Corporate Services Provider and GMAC-RFC an annual fee.

Activities

The Issuer has been established specifically to acquire the Mortgage Pool. Its activities will be restricted by the terms and conditions of the Notes, MERCs, Residuals and the Documents and will be limited to the issue of the Notes, MERCs and Residuals, the ownership of the Mortgage Loans and their Related Security and other assets referred to herein, the exercise of related rights and powers, and other activities referred to herein or reasonably incidental thereto. These activities will include (a) the collection of all payments of (principal and interest) due from Borrowers on Mortgage Loans; (b) the operation of arrears procedures; (c) the enforcement of Mortgage Loans and their Related Security against Borrowers in default; (d) the determination of the making of Further Advances; and (e) the purchasing of Substitute Mortgage Loans. Substantially all of the above activities will be sub-contracted to the Administrator on an agency basis under the Administration Agreement. The Issuer (with the consent of the Trustee) or the Trustee may revoke the agency (and, simultaneously, the rights) of the Administrator in certain circumstances, following an Event of Default in relation to the Notes. Following such an event, the Issuer (with the consent of the Trustee) or the Trustee may, subject to certain conditions, appoint substitute administrators.

6.K.1

USE OF PROCEEDS

The net proceeds of the issue of the Offered Notes are expected to amount to approximately £800,000,000 and will be applied in the purchase by the Issuer of the Completion Mortgage Pool from GMAC-RFC on the Issue Date. The net proceeds of the issue of the B2 Notes are expected to amount to £14,400,000 and will be used to fund part of the initial deposit into the Reserve Fund. The net proceeds of the issue of the C Notes are expected to amount to £9,850,000 and will be used to fund the expenses of the issue being start-up costs, the underwriting and selling commissions in respect of the Rated Notes, [part of the initial deposit into the Reserve Fund] and the Discount Reserve. The start-up costs (other than underwriting and selling commissions payable in respect of the Offered Notes but including expenses incurred in connection with the offering of the Offered Notes and the fee payable to the Cap Provider under the Interest Rate Cap Agreement), together with the initial deposit into the Reserve Fund and the Discount Reserve relating to the issue of the Offered Notes are estimated not to exceed £[●].

6.1.33(g)
6.1.33(h)

CAPITALISATION STATEMENT

The following table shows the unaudited capitalisation of the Issuer as at the date hereof, adjusted for the issue of the Notes:

Share Capital	£	
<i>Authorised</i>		
50,000 Ordinary Shares of £1 each	50,000	
<i>Issued</i>		
50,000 Ordinary Shares of £1 each, 2 of which are fully paid and the remaining 49,998 paid up to 25%	12,502	
	12,502	6.L.1 6.L.6(a) 6.L.9
Borrowings⁽¹⁾		
The Notes	824,250,000	6.L.9

(1) The value of the MERCs and Residuals is contingent upon future events and they are therefore not included under "Borrowings" above.

As at the date hereof, save as disclosed above, the Issuer has no loan capital outstanding or created but unissued, no term loans outstanding and no other borrowings or indebtedness in the nature of borrowing nor any contingent liabilities or guarantees.

The current financial period of the Issuer will end on 31 December 2005.

ACCOUNTANTS' REPORT

The following is the text of a report received by the Board of Directors of the Issuer from PricewaterhouseCoopers LLP, Chartered Accountants, the reporting accountants to the Issuer:

6.J.1
6.J.7(e)

The Directors
RMAC 2004-NSP4 Plc
Eastern Gate
Brants Bridge
Bracknell
Berkshire RG12 9BZ

10 December 2004

RMAC 2004-NSP4 Plc (the "Company")

We report on the financial information set out below. This financial information has been prepared for inclusion in the Offering Circular of the Company dated 10 December 2004, relating to the issue of Mortgage Backed Floating Rate Notes (the "Offering Circular").

The Company was originally incorporated as a public limited company on 17 August 2004. The Company has not yet commenced to trade, has prepared no financial statements for presentation to its members and has not declared or paid a dividend.

Basis of Preparation

The financial information set out below is based on the financial records of the Company to which no adjustment was considered necessary.

Responsibility

The financial records are the responsibility of the Directors of the Company.

The Directors of the Company are responsible for the contents of the Offering Circular in which this report is included.

It is our responsibility to compile the financial information set out in our report from the financial records, to form an opinion on the financial information and to report our opinion to you.

Basis of Opinion

We conducted our work in accordance with the Statements of Investment Circular Reporting Standards issued by the Auditing Practices Board. Our work included an assessment of evidence relevant to the amounts and disclosures in the financial information. Our work also included an assessment of significant estimates and judgments made by those responsible for the preparation of the financial records underlying the financial information and whether the accounting policies are appropriate to the circumstances of the Company and adequately disclosed.

We planned and performed our work so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial information is free from material misstatement, whether caused by fraud or other irregularity or error.

Our work has not been carried out in accordance with auditing standards generally accepted in the United States of America and accordingly should not be relied upon as if it had been carried out in accordance with those standards.

Opinion

In our opinion, the financial information gives, for the purposes of the Offering Circular dated 10 December 2004, a true and fair view of the state of affairs of the Company as at the date stated.

Financial Information
Balance Sheet of the Company
as at 10 December 2004

	<i>Note</i>	<i>£</i>
Current Assets		
Cash at bank		12,502
Total Current Assets		<u>12,502</u>
Capital and Reserves		
Called up Share Capital	2	<u>12,502</u>
Equity Shareholders' Fund		<u>12,502</u>

Notes to the Financial Information

1. Accounting Convention

The balance sheet has been prepared in accordance with the historical cost convention and in accordance with applicable accounting standards in the United Kingdom.

2. Called up Share Capital

Authorised – 50,000 ordinary shares of £1 each

Allotted, issued and fully paid – 2 ordinary shares of £1

Partly paid – 49,998 ordinary shares partly paid to 25 pence each.

3. Ultimate Parent Undertakings

The UK holding company and the ultimate holding company is RMAC Holdings Limited.

The first accounting period of RMAC Holdings Limited ended on 31 December 2001.

4. Reporting Financial Performance

The Company has not traded since incorporation. As a result, no profit and loss account, no statement of total recognised gains and losses or reconciliation of movements in shareholders' funds are provided. Any expenses incurred by the Company are borne by a group company.

Yours faithfully,

PricewaterhouseCoopers LLP

GMAC-RFC

GMAC-RFC is a private limited company and was incorporated in England and Wales under the Companies Act 1985 on 6 January 1998. GMAC-RFC was formed by GMAC Residential Funding Corporation, an indirectly wholly owned subsidiary of General Motors Acceptance Corporation, a wholly owned subsidiary of General Motors Corporation. GMAC-RFC's primary business is to provide mortgage services in the UK through intermediaries and other financial institutions. GMAC-RFC originates mortgage loans to borrowers in England, Wales, and Scotland and has also in the past originated mortgage loans to borrowers in Northern Ireland.

23.29(f)
23.29(g)

The registered office of GMAC-RFC is at Eastern Gate, Brants Bridge, Bracknell, Berkshire RG12 9BZ.

THE ACCOUNT BANK, LIQUIDITY FACILITY PROVIDER AND GIC PROVIDER

Barclays Bank PLC is a public limited company registered in England and Wales under number 1026167. The liability of the members of Barclays Bank PLC is limited. It has its registered and head office at 54 Lombard Street, London EC3P 3AH. Barclays Bank PLC was incorporated on 7 August 1925 under the Colonial Bank Act 1925 and on 4 October 1971 was registered as a company limited by shares under the Companies Act 1948 to 1967. Pursuant to The Barclays Bank Act 1984, on 1 January 1985, Barclays Bank was re-registered as a public limited company and its name was changed from "**Barclays Bank International Limited**" to "**Barclays Bank PLC**".

23.29(h)(i)
23.29(h)(ii)

Barclays Bank PLC and its subsidiary undertakings (taken together, the "**Group**") is an international financial services group engaged primarily in banking, investment banking and asset management. In terms of assets employed, it is one of the largest financial services groups in the United Kingdom. The Group also operates in many other countries around the world and is leading provider of co-ordinated global services to multinational corporations and financial institutions in the world's main financial centres. The whole of the issued ordinary share capital of Barclays Bank PLC is owned by Barclays PLC, which is the ultimate holding company of the Group.

The short-term unsecured obligations of Barclays Bank PLC are rated A-1+ by S&P, P-1 by Moody's and F1+ by Fitch Ratings Limited and the long-term obligations of Barclays Bank PLC are rated Aa1 by Moody's, AA by S&P and AA+ by Fitch Ratings Limited.

As at 30 June 2004, the Group had total assets of £498,127 million, total net loans and advances of £323,750 million, total deposits of £322,040 million and equity shareholders funds of £17,067 million. The profit before taxation of the Group in respect of the six months ended 30 June 2004 was £2,411 million after charging net provisions for bad and doubtful debts of £589 million.

As at 31 December 2003, the Group had total assets of £443,373 million (31 December 2002: £403,066 million), total net loans and advances of £288,743 million (31 December 2002: £260,572 million), total deposits of £278,960 million (31 December 2002: £258,932 million) and equity shareholders funds of £16,485 million (31 December 2002: £15,205 million). The profit before taxation of the Group in respect of the year ended 31 December 2003 was £3,845 million (31 December 2002: £3,203 million) after charging net provisions for bad and doubtful debts of £1,347 million (31 December 2002: £1,484 million).

THE CAP PROVIDER

Swiss Re Financial Products Corporation (“**Swiss Re**”) is a Delaware corporation and indirect, wholly owned subsidiary of Swiss Reinsurance Company, a Swiss corporation. Swiss Re currently has a counterparty credit rating of AA (negative outlook) and a short-term rating of A-1+ from S&P.

The obligations of Swiss Re in respect of the Interest Rate Cap Agreement are fully and unconditionally guaranteed by Swiss Reinsurance Company. Swiss Reinsurance Company currently has (i) a counterparty credit rating of AA (negative outlook), an insurer financial strength rating of AA (negative outlook), a senior unsecured debt rating of AA and a short-term debt rating of A-1+ from S&P and (ii) an insurance financial strength rating of Aa2 (stable), a senior unsecured rating of Aa2 and a short-term rating of P-1 from Moody’s and (iii) an insurer financial strength rating (Fitch initiated) of AA+ (stable) and a senior unsecured rating of AA+ (stable) from Fitch.

On November 19, 2004, Swiss Reinsurance Company announced that it had received requests from the U.S. Securities and Exchange Commission and the New York State Attorney General to provide documentation relating to non-traditional products, that it may receive similar requests from other governmental or regulatory authorities, that it has not been named or referred to in any lawsuit relating to these investigations, and that it will cooperate fully with all such requests.

It is unclear at this point what the scope of the investigations will be, in terms of the products, parties or practices under review, particularly given the potentially broad range of products that could be characterized as “non-traditional”. It is therefore also unclear what the direct or indirect consequences of such investigations will be, and Swiss Reinsurance Company is not currently in a position to give any assurances as to the consequences for it or the insurance and reinsurance industries of the foregoing investigations or related developments.

THIRD PARTY INFORMATION

The information contained in this Offering Circular with respect to GMAC-RFC, the Account Bank, the Liquidity Facility Provider, the GIC Provider, the Cap Provider and the Administrator relates to and has been obtained from each of them. The delivery of this Offering Circular shall not create any implication that there has been no change in the affairs of GMAC-RFC, the Account Bank, the Liquidity Facility Provider, the GIC Provider, the Cap Provider or the Administrator since the date stated in respect of the relevant information in this Offering Circular, or that the information contained or referred to in this Offering Circular is correct as of any time subsequent to its date. None of the Offered Noteholders will have any right to proceed directly against GMAC-RFC, the Account Bank, the Liquidity Facility Provider, the GIC Provider, the Cap Provider or the Administrator in respect of their respective obligations under any of the agreements to which they are party.

MORTGAGE POOL

23.29(a)(ii)

Introduction

The Mortgage Pool will comprise:

- (a) the Completion Mortgage Pool;
- (b) any Further Advances; and
- (c) any Substitute Mortgage Loans acquired by the Issuer in accordance with the provisions of the Mortgage Sale Agreement and the Administration Agreement,

other than, in any such case, Mortgage Loans which have been repaid and discharged or in respect of which funds representing the principal outstanding have otherwise been received in full, or which have been repurchased by GMAC-RFC pursuant to the Mortgage Sale Agreement or in respect of which Enforcement Procedures have been completed.

The Completion Mortgage Pool will comprise the Mortgage Loans selected by GMAC-RFC from the Initial Mortgage Pool. As of the Cut-Off Date, the Initial Mortgage Pool had the characteristics shown below. See "*Characteristics of the Initial Mortgage Pool*".

Key characteristics of Preliminary Mortgage Pool

	<i>Prime</i>	<i>Near Prime</i>	<i>Non-Conforming</i>	<i>Whole Pool</i>
Aggregate Balance (£)	179,830,862	246,062,431	441,599,276	867,492,568
Number of Mortgage Loans	1,501	1,595	5,029	8,125
Average mortgage loan balance (£)	119,807	154,271	87,811	106,768
Maximum mortgage loan balance (£)	650,360	500,519	502,789	650,360
Weighted average seasoning (years)	0.24	0.17	0.21	0.20
Weighted average remaining term (years)	22.35	22.21	22.41	22.34
Weighted average original loan to value ratio	78.63	77.25	71.72	74.72
Self-certified borrowers (by % of value)	0.00 _▲	24.22 _▲	74.83 _▲	44.96 _▲
No income declared borrowers (by % of value)	0.00 _▲	75.78 _▲	0.00 _▲	21.50 _▲
Arrears (by % of value)				
Current	98.86 _▲	98.53 _▲	95.84 _▲	97.23 _▲
30 – 59 days	0.63 _▲	0.77 _▲	2.67 _▲	1.71 _▲
60 – 89 days	0.39 _▲	0.70 _▲	0.75 _▲	0.66 _▲
90 + days	0.12 _▲	0.00 _▲	0.74 _▲	0.40 _▲
CCJs (by % of value)				
Borrowers with 1 CCJ	0.43 _▲	1.02 _▲	13.73 _▲	7.37 _▲
Borrowers with > 1 CCJ	0.12 _▲	0.18 _▲	7.64 _▲	3.97 _▲
Geographic concentrations (by % of value)				
South East, Greater London, Outer Metropolitan	56.58 _▲	48.98 _▲	38.50 _▲	45.22 _▲
Mortgage Purpose (by % of value)				
Refinance	36.64 _▲	40.21 _▲	52.17 _▲	45.56 _▲
Right to Buy (purchase and refinance)	1.81 _▲	0.00 _▲	22.79 _▲	11.98 _▲
Investment Home Loans	25.37 _▲	0.00 _▲	4.79 _▲	7.70 _▲

All of the Mortgage Loans in the Initial Mortgage Pool have been originated in accordance with the Lending Criteria, subject to GMAC-RFC's discretion to lend outside the Lending Criteria as described in "*Mortgage Pool – Discretion to Lend Outside Lending Criteria*".

Prior to the Issue Date, in forming the Completion Mortgage Pool, GMAC-RFC will exclude from the Initial Mortgage Pool all Mortgage Loans which do not comply with the Lending Criteria or permitted exceptions (as described below), or with the warranties to be given in respect of the Mortgage Loans in the Mortgage Sale Agreement. Accordingly, the aggregate balance of the Completion Mortgage Pool may be less than the aggregate balance of the Initial Mortgage Pool.

Characteristics of the Mortgage Loans

Repayment Terms

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The Mortgage Loans will have different repayment methods as follows:

“Repayment Mortgage Loan”: monthly instalments covering both interest and principal are payable so that by the stated maturity date for that Mortgage Loan the full amount of principal advanced to the Borrower (in addition to the interest) has been repaid.

“Interest Only Mortgage Loan”: a Mortgage Loan in respect of which the Borrower is only obliged to pay interest during the term of that Mortgage Loan with the entire principal amount being payable only upon the relevant maturity date. As the principal amount associated with an Interest Only Mortgage Loan is repayable only upon the maturity of the Mortgage Loan, a life insurance or endowment policy or other repayment vehicle can be taken as a means of repayment of the Mortgage Loan. However, GMAC-RFC does not require the Borrower to provide evidence as to the existence of any such policies, and such policies are not charged by way of collateral security.

“Part and Part Mortgage Loan”: a Mortgage Loan which by its terms allows the Borrower to effect (at its option) a separation of the repayable amounts into two portions, one in respect of which it will only pay interest until the date of the Mortgage Loan’s maturity (the **“interest-only portion”**) and the other in respect of which the Borrower will make payments incorporating both interest and principal components (the **“repayment portion”**). As the principal amount associated with the interest-only portion of a Part and Part Mortgage Loan is only repayable upon the maturity of the Mortgage Loan, a life insurance or endowment policy or other repayment vehicle can be taken as a means of repayment of the Mortgage Loan. However, as with Interest Only Mortgage Loans, GMAC-RFC does not require evidence as to the existence of any such policies, and such policies are not charged by way of collateral security.

Of the Mortgage Loans in the Initial Mortgage Pool, approximately 40.65 per cent. by balance are Repayment Mortgage Loans, approximately 56.18 per cent. by balance are Interest Only Mortgage Loans and approximately 3.17 per cent. by balance are Part and Part Mortgage Loans.

Interest Rate Setting

Approximately 48.89 per cent. by loan count and 38.14 per cent. by balance of the Mortgage Loans comprised in the Initial Mortgage Pool are currently LIBOR-linked mortgage loans under which interest accrues at a rate (the **“LIBOR-linked Mortgage Rate”**) equal to LIBOR plus a fixed margin expressed as a fixed percentage over LIBOR (**“LIBOR-linked Mortgage Loans”**). LIBOR is determined on the 12th day in March, June, September and December by the Administrator on behalf of the Issuer. The margin for the Mortgage Loans will differ, depending upon the characteristics of each Borrower and of the Mortgage Loan, such as the loan to value ratio (the **“LTV”**), the Borrower’s credit history and the amount of the Mortgage Loan. Once the margin over LIBOR is determined for any Mortgage Loan, such margin is fixed (in relation to LIBOR) for the term of that Mortgage Loan subject to conditions relating to conversion of the Mortgage Loans. In respect of a certain number of these LIBOR-linked Mortgage Loans, representing approximately 47.51 per cent. by loan count and 36.76 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool, the LIBOR-linked Mortgage Rate has been discounted by between 0.75 per cent. and 1.80 per cent. until one of several dates ending no later than 1 November 2007 (**“Discount LIBOR-linked Mortgage Loans”**). See *“Characteristics of the Initial Mortgage Pool”*.

In respect of a certain number of these Discount LIBOR-linked Mortgage Loans, representing approximately 1.98 per cent. by loan count and 1.27 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool, interest will accrue at the LIBOR-linked Mortgage Rate subject to a discount that will be re-set by the Administrator on certain specified dates (**“Stepped Discount LIBOR-linked Loans”**). For Stepped Discount LIBOR-linked Loans, the discounted margin reduces on either (i) the first, second and third anniversaries of the Mortgage or (ii) six months after completion and then one year after completion. Following the end of the last re-set period, the Stepped Discount LIBOR-Linked Loans will revert to a margin over LIBOR in accordance with the Mortgage Conditions.

Approximately 4.25 per cent. by loan count and 3.86 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are fixed rate mortgage loans that will convert to LIBOR-linked Mortgage Loans at the expiry of the relevant fixed-rate period until one of several dates ending no later than 1 January 2007 (**“Fixed LIBOR-linked Loans”**). See *“Characteristics of the Initial Mortgage Pool”*.

Approximately 10.82 per cent. by loan count and 12.30 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are currently Bank of England base rate-linked mortgage loans under which interest accrues at a rate (the **“Bank of England Base Rate-linked Mortgage Rate”**) equal to the Bank of England base rate plus a fixed margin expressed as a percentage over the Bank of England base rate (**“Tracker Loans”**). Such margin is fixed (in relation to the Bank of England base rate) for the term of the Tracker Loan.

Under the Administration Agreement, the Administrator will be obliged to effect, within 20 Business Days of a change in the Bank of England base rate, or such other period as may be required by any applicable laws, regulations or guidelines, a

change to the interest rate payable by Borrowers of Tracker Loans to ensure that the interest rate payable by Borrowers of Tracker Loans is the applicable percentage over the Bank of England base rate (subject to any applicable fixed rate period having expired and generally subject to the Mortgage Conditions relating to the Tracker Loans).

In respect of a certain number of these Tracker Loans, representing approximately 6.99 per cent. by loan count and 8.60 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool, the Bank Base Rate-linked Mortgage Rate has been discounted by 0.64 per cent. to 1.25 per cent. between certain dates ending no later than 1 September 2007. ("**Discount Tracker Loans**").

Approximately 4 per cent. by loan count and 3.96 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are fixed rate mortgage loans that will convert to Tracker Loans at the expiry of the relevant fixed-rate period on one of 2 dates between 1 July 2006 and 1 September 2006 ("**Fixed Tracker Loans**").

Approximately 0.31 per cent. by loan count and 0.45 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are subject to a fixed rate of interest of 4.99 per cent. until 1 September 2005. The rate of interest in relation to these loans will then convert to the Bank of England Base Rate-linked Mortgage Rate subject to a fixed discount of 1.25 per cent. until 1 September 2007, after which point the loans will convert to Tracker Loans ("**4.99 per cent. Tracker Loans**").

Approximately 32.00 per cent. by loan count and 41.67 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are variable rate mortgage loans ("**SVR Loans**") where the interest rate (the "**SVR**") is set at the discretion of the Administrator, subject to the Floor, by reference to the general level of interest rates and competitive forces in the UK mortgage market.

In respect of a certain number of these SVR Loans, representing 15.46 per cent. by loan count and 20.18 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool, SVR has been discounted by between 0.25 and 2 per cent. between certain dates ending no later than 1 January 2008. At the end of this period these loans will convert to SVR Loans ("**Discount SVR Loans**").

Approximately 13.23 per cent. by loan count and 16.58 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are fixed rate mortgage loans that will convert to SVR Loans at the expiry of the relevant fixed-rate period on one of 15 dates between 1 January 2005 and 1 September 2008 ("**Fixed SVR Loans**").

Approximately 0.05 per cent. by loan count and 0.07 per cent. by balance of the Mortgage Loans in the Initial Mortgage Pool are currently fixed rate Mortgage Loans under which interest will accrue at a fixed rate of 5.95 per cent. depending upon the characteristics of each Mortgage Loan for a period of up to 25 years ("**Customised Loans**"). See "*Characteristics of the Initial Mortgage Pool*".

Mortgage Payment Dates

All Borrowers are obliged to make monthly payments of interest and, if applicable, principal as required by the conditions of the Mortgage Loans (the "**Mortgage Conditions**"). Each of the Mortgage Loans in the Initial Mortgage Pool has one of the same three payment dates, which are the 1st, 15th and the last working day of each month (the "**Mortgage Payment Dates**"). All payments by direct debit are made on one of these three specific days. Payments by methods other than direct debit are received throughout the month. See "*Administration of the Mortgage Pool – Collection of Payments*".

Origination Procedures and Monitoring of Brokers

GMAC-RFC currently derives its mortgage business from the following sources: through a network of Packagers (as defined below), who may be correspondent lenders or remote processors, and through intermediaries and brokers. None of the Mortgage Loans in the Initial Mortgage Pool are derived from direct dealings with consumers. GMAC-RFC regularly monitors the performance of all its partners during the course of its business.

GMAC-RFC sources its mortgage business primarily through a network of authorised packagers that have been approved by GMAC-RFC (the "**Packagers**") for the submission of loan applications and the introduction of potential borrowers to GMAC-RFC and its mortgage and related financial products. GMAC-RFC has approximately 90 such Packagers operating throughout the United Kingdom, and many of these Packagers have their own network of mortgage intermediaries attracting business on their behalf. In addition; before N(M) (as defined below), GMAC-RFC sourced business direct from mortgage intermediaries that were registered with the appropriate self-regulatory body to conduct mortgage business; on and from N(M), GMAC-RFC has sourced and will source business direct from mortgage intermediaries that are authorised by the FSA to conduct mortgage business in so far as may be required under the FSM Act. See "*Regulation of the UK Residential Mortgage Market*". This business is processed through GMAC-RFC's headquarters in Bracknell. From time to time, a number of these intermediaries also carry on packaging activities for GMAC-RFC.

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GMAC-RFC requires professional and business standards to be met as a precondition to becoming one of its Packagers. Before becoming a GMAC-RFC Packager, a packager must, among other things, confirm that: (a) it holds all necessary authorisations and permissions under the FSM Act in respect of its activities as a packager; (b) it was (before 1 March 2000)

registered under the Data Protection Act 1984 or (on and after 1 March 2000) notified under the Data Protection Act 1998; (c) it will comply with the OFT Guidelines for non-standard lending; and (d) it holds, and will maintain, a Consumer Credit Licence. Before N(M), packagers were required to confirm that they were registered with the appropriate self-regulatory body before becoming a GMAC-RFC Packager.

GMAC-RFC operates a correspondent lending programme. Under the programme, the participating firms (the “**CL Originators**”) originate loans in their own name but on terms which mirror GMAC-RFC’s standard terms mortgage documentation. The CL Originators apply GMAC-RFC’s Lending Criteria (as defined below). An underwriter who is employed by GMAC-RFC and located on the CL Originator’s premises gives the final approval for each Mortgage application. For each Mortgage Loan written under the programme (a “**CL Mortgage**”) GMAC-RFC receives a certificate of title from a firm of solicitors representing both the CL Originator and GMAC-RFC confirming the title to the property to be charged and in compliance with GMAC-RFC’s guidelines and instructions. GMAC-RFC then funds the Mortgage Loan and the title deeds are forwarded to it directly from the solicitors involved. Under the terms of mortgage transfer agreements with each CL Originator, each CL Mortgage is immediately transferred or assigned to GMAC-RFC (subject to registration or (in Scotland) recording in respect of the legal title only) together with all rights the CL Originator has against third parties such as solicitors and valuers in connection with the CL Mortgage and its origination. GMAC-RFC registers the transfer within the priority period afforded by the relevant legislation. The programme accounts for approximately 8.94 per cent. by loan count of the Mortgage Pool.

GMAC-RFC also operates a remote processing programme. In contrast to the correspondent lending programme, the participating firms in the remote processing programme (the “**Remote Processors**”) originate loans on behalf of GMAC-RFC using GMAC-RFC’s standard terms mortgage documentation. The Remote Processors use underwriters who are trained and supervised by GMAC-RFC to apply GMAC-RFC’s Lending Criteria (as defined below). An underwriter who is employed by GMAC-RFC and located on the Remote Processor’s premises gives the final approval for each mortgage application. The programme accounts for approximately 40.22 per cent. by balance of the Mortgage Pool.

The correspondent lending programme ceased on 31 October 2004. Any loan in the pipeline for the correspondent lending programme on 31 October 2004 was completed within the remote processing programme.

Right-to-Buy Scheme

Approximately 11.98 per cent. of the Mortgage Loans in the Initial Mortgage Pool by value and 20.26 per cent. by loan count were extended to the relevant Borrowers in connection with the purchase by those Borrowers of properties from the Local Authority under the “right-to-buy” scheme governed by the Housing Act 1985 or (as applicable) the Housing (Scotland) Act 1987 (the “**RTB Loans**”). RTB Loans form an important part of GMAC-RFC’s business. However, maintaining a balance in the portfolio is key to GMAC-RFC, which is borne out by the fact that it monitors this via an asset quality plan. Properties sold under this scheme are sold by the Local Authority at a discount to market value calculated in accordance with the Housing Act 1985 or (as applicable) the Housing (Scotland) Act 1987. A purchaser under this scheme must repay the whole of the discount if he sells the property within one year of acquiring it from the Local Authority, two-thirds if he does so within two years, and one-third if within three years. The Local Authority obtains a statutory charge (or, in Scotland, a standard security) over the property in respect of the contingent liability of the purchaser under the scheme to repay the discount. This statutory charge (or standard security) ranks senior to other charges including that of any mortgage lenders, unless (i) the mortgage lender has extended the mortgage loan to the purchaser for the purpose of enabling him to exercise the right to buy and (except in Scotland) is an approved lending institution for the purposes of the Housing Act 1985 or (ii) the relevant Local Authority issues a deed of postponement postponing its statutory charge to that of a mortgage lender.

GMAC-RFC is an approved lending institution under the Housing Act 1985. There is a concern that any funds advanced by an approved lending institution which are in excess of the purchase price payable by the purchaser would be considered not to be for the purpose of enabling him to exercise the right to buy and therefore would not benefit from the subordination of the statutory charge. GMAC-RFC will, in the Mortgage Sale Agreement, warrant that all Mortgage Loans originated by it were made to the person exercising the right to buy wholly for the purpose of enabling the recipient thereof to purchase the relevant Property (save where insurance cover has been obtained (see “**Other Title Insurance**” below) or a deed of postponement has been granted by the local authority).

None of the CL Originators are approved lending institutions under the Housing Act 1985. Approximately 2.06 cent. of the Mortgage Loans in the Initial Mortgage Pool by count and 3.63 per cent. by balance were RTB Loans originated by the CL Originators. No deeds of postponement were issued by the relevant Local Authority in respect of these Mortgage Loans. These Mortgage Loans are therefore subordinated to the statutory charge in favour of the relevant Local Authority for the first three years from the date of origination. To mitigate the risk of losses arising as a result of such temporary subordination, GMAC-RFC has obtained insurance cover from London and European Title Insurance Services Limited in respect of such risk and GMAC-RFC will covenant in the Mortgage Sale Agreement to maintain similar insurance at the

Issuer's expense in its capacity as Administrator. The benefit of the relevant policy will be transferred to the Issuer under the terms of the Mortgage Sale Agreement.

Lending Policy

The purpose of GMAC-RFC's lending policy is to provide clear guidance on how to originate profitable mortgage assets whilst dealing fairly and consistently with its customers. It ensures that applications for mortgage facilities are assessed in a way that reflects a sensible balance between risk and reward and supports its aim of being an innovative, efficient, high volume, creator and trader of mortgage assets.

As a result of FSA regulatory compliance from 31st October 2004, the lending policy has been rewritten to fully comply with the FSA's Handbook, with particular reference to the Mortgage Code of Business Rules. This has not materially changed the substance of the Lending Criteria.

Lending Criteria

Mortgage applications are sent to the underwriting department or passed through an electronic credit analysis system in the first instance to determine whether a potential Borrower meets the general underwriting guidelines of GMAC-RFC (the "**Lending Criteria**") pursuant to which the Mortgage Loans have been originated.

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23.29(a)(xiii)

GMAC-RFC will warrant to the Issuer and the Trustee in the Mortgage Sale Agreement (a) that the nature and amount of each Mortgage Loan, the circumstances of the relevant Borrower and the nature of the relevant Property satisfied the relevant Lending Criteria or the permitted exceptions to the criteria and (b) that, subject to the completion of any pending registrations, legal and beneficial title of all the Mortgage Loans will be, immediately prior to the execution of the Mortgage Sale Agreement or at the relevant assignment date, vested absolutely in GMAC-RFC.

General and Lending Criteria Categories

The Mortgage Loans were underwritten generally in accordance with the Lending Criteria.

These Lending Criteria consider, among other things, a borrower's credit history, employment history, status, repayment ability and debt service-to-income ratio, as well as the value of the property to be mortgaged. The Lending Criteria are divided into different categories known as "Prime", "Near Prime" and "Non-Conforming".

The Lending Criteria categories "Prime" and "Near Prime" contain criteria that would generally be acceptable to residential mortgage lenders lending to borrowers that satisfy the standard requirements of building societies and high street banks. Approximately 49.09 per cent. by value of the Mortgage Loans in the Mortgage Pool have been extended to Borrowers who broadly satisfied Lending Criteria categories "Prime" and "Near Prime". To satisfy the Lending Criteria categories "Prime" or "Near Prime", a borrower must have a credit history which must, in the six years prior to the application for a mortgage loan, not include:

- (a) any Bankruptcy Orders or their Scottish equivalent ("BOs"); or
- (b) any Individual Voluntary Arrangements ("IVAs") (a less formal procedure open to insolvent individuals, even those already subject to bankruptcy proceedings),

and which does not include any unsettled County Court Judgments or its Scottish equivalent ("CCJ"). In the case of "**Prime**" loans, a borrower may have no more than one CCJ or one CAIS (Credit Account Information Sharing) "Default" (but not both) which must have an aggregate value of less than £300. If the CCJ was satisfied more than 12 months prior to the borrower's application for a mortgage loan or the CCJ or the Default was registered over three years prior to the borrower's application for a mortgage loan, this restriction does not apply. The CAIS Default may be unsatisfied at the time of the borrower's application. In the case of "**Near Prime**" loans, a borrower may have up to one CCJ or one CAIS Default (but not both) which has been settled in the 12 months prior to the borrower's application for a mortgage loan provided that the CCJ was of less than £300 aggregate value. Where the CCJ or the Default has been settled over 12 months before the borrower's application, this restriction does not apply.

Some category "**Prime**" and "**Near Prime**" Mortgage Loans may have been originated under the previous policies of either (i) in the last six years prior to the borrower's application for a mortgage loan there must be no more than one settled CCJ of not more than £300 aggregate value or (ii) in the last six years prior to the borrower's application there must be no more than two CCJs of not more than £500 aggregate value or (iii) in the three years prior to the borrower's application, there must be no more than one CCJ (settled or unsettled) of more than £300 aggregate value.

For both "**Prime**" and "**Near Prime**" categories, in the six years prior to the application for a Mortgage Loan a Borrower's credit history must not include any repossessions.

In addition, such borrowers must be up-to-date in respect of all their current financial obligations.

Lending Criteria category “Non-Conforming” contains criteria that would generally be acceptable to residential mortgage lenders lending to borrowers who have an impaired credit history or do not satisfy the standard requirements of building societies or high street banks. Approximately 50.91 per cent. by value of the Mortgage Loans in the Mortgage Pool have been extended to Borrowers who broadly satisfy Lending Criteria category “Non-Conforming”. The Mortgage Pool consists of 6 Mortgage Loans to non-conforming borrowers who have been subject to repossession in the past.

There are further distinctions within the Lending Criteria depending on whether, for example, an investment mortgage is applied for or whether documentary evidence is available in respect of certain information relating to the borrower’s personal circumstances.

In order to obtain a Mortgage Loan, each prospective Borrower must complete an application form which includes information with respect to the applicant’s income (except in respect of certain Near Prime Mortgage Loans for which the decision to lend is based on an applicant’s credit history and on which application form an applicant does not need to state his or her income (“**Star Loans**”)), current employment details, bank account information (if applicable), current mortgage information (if applicable) and certain other personal information. A consumer credit search is made in all cases which may give details of any CCI, BOs and IVAs and which may indicate persons who are listed on the voters’ roll as being the residents of the Property.

The majority of applications for Mortgage Loans are processed automatically by Assetwise, GMAC-RFC’s decisioning engine, which runs a credit search, conducts credit-scoring and checks the applicant’s details against an external fraud detection database as well as GMAC-RFC’s own records. Credit-scoring applies statistical analysis to data available from outside sources and customer-provided data to assess the likelihood of an account going into arrears.

GMAC-RFC has introduced point-of-sale decisioning (“**POSD**”), a web-based programme whereby brokers can complete and submit applications on-line and receive a binding decision (subject to satisfaction of certain requirements) from GMAC-RFC within approximately one minute. The applications through the POSD system are also processed by Assetwise.

Where an applicant is not eligible for the requested product, the POSD system will decline the application. The broker is then free to submit a limited number of additional applications for another, potentially more suitable, product. The POSD programme has been successfully piloted for Prime, Near Prime and Non-Conforming products, and GMAC-RFC has rolled it out for use on all new originations from brokers and some Packagers as of 1 June 2004. It is expected to be in use by Remote Processors and CL Originators by the end of 2004. All Mortgage Loans originated through POSD remain subject to GMAC-RFC’s underwriting policies, Lending Criteria and internal policies for compliance with government regulations, such as those concerning money laundering. In addition, all underwriting decisions are subject to periodic audits.

Discretion to Lend Outside Lending Criteria

Subject to approval in accordance with internal procedures, GMAC-RFC may have determined on a loan-by-loan basis that, based upon compensating factors, a prospective Borrower who did not strictly qualify under its Lending Criteria warranted an underwriting exception. Compensating factors may include, but are not limited to, a low LTV, stable employment and time in residence at the applicant’s current residence.

While brokers do have the ability to appeal automatic decisions made under POSD in special cases, one of the benefits of POSD is to ensure consistency and efficiency in the decision-making process by reducing the scope for human error or discretion.

Mortgage Loan Term

Each Mortgage Loan in the Initial Mortgage Pool has an original term of between 5 and 30 years.

Age of Borrower

Borrowers must be at least 18 years of age prior to the completion of the Mortgage Loan. For Mortgage Loans underwritten in accordance with the “Near Prime” Lending Criteria (“**Near Prime Mortgage Loans**”) and Investment Mortgage Loans, Borrowers must be at least 21 and 25 years of age, respectively. Furthermore, the term of Mortgage Loans usually must end before the primary applicant reaches his/her 76th birthday (subject to approved exceptions).

Maximum Number of Borrowers

No more than four Borrowers (or two in the case of Investment Mortgage Loans) may be parties to a Mortgage Loan.

Employment Details

The policies of GMAC-RFC in regard to the verification of the details of a Borrower’s income distinguish between two different categories of Borrower, employed and self-employed.

The income of employed Borrowers may be substantiated by:

- (a) a formal reference from the applying Borrower’s employer;

- (b) a P60 or 3 months' supporting payslips; or
- (c) self-certification by the Borrower (only for Mortgage Loans up to certain maximum amounts).

For the purpose of calculating a Borrower's gross income not only is base salary considered but also additional compensation such as a certain percentage of guaranteed overtime, bonuses and commissions, confirmed pension income, regular investment and rental income, employer subsidies and maintenance payments.

The income of self-employed Borrowers can be confirmed either by:

- (a) a signed certificate of income or a minimum of one year's (or where the LTV exceeds 85 per cent. and in the case of Prime Mortgage Loans (as defined below), two years') accounts in each case prepared and signed by an accountant with acceptable qualifications. For Mortgage Loans underwritten in accordance with the "Non-Conforming" Lending Criteria up to £100,000, preparation and signature by a bookkeeper is sufficient; or
- (b) self-certification by the Borrower (only if the Borrower has been trading for a minimum of six months (in the case of "Non-Conforming" or 12 months (in the case of "Near Prime") and for Mortgage Loans up to certain maximum amounts).

No verification of income is required for Mortgage Loans as underwritten in accordance with the "Prime" Lending Criteria ("Prime Mortgage Loans") where the Borrower achieves a favourable credit score and the LTV and loan size fall below certain thresholds. Self-certification of income is permitted for Borrowers who meet adequate credit-scoring levels based on such factors as size of loan, loan-to-income ratios, credit quality and LTV.

For Star Loans, where no income is declared, the employer or an accountant of the Borrower is telephoned in every case, for the purpose of confirming the employment (but not the income) of that Borrower.

Property Types

GMAC-RFC requires that each Mortgage Loan is secured by a first legal charge (an "English Mortgage") over a freehold or long leasehold residential property in England or Wales governed by English law or a first ranking standard security (a "Scottish Mortgage") over a heritable or long leasehold residential property located in Scotland governed by Scottish law (but see "*Right-to-Buy Scheme*" above in respect of RTB Loans originated by the CL Originators). The expiry of a leasehold property that serves as security for a Mortgage Loan must post-date the maturity of the Mortgage Loan by at least 30 years, with the exception of 0.44 per cent. by value of the Mortgage Loans in the Initial Mortgage Pool, which are secured by a leasehold property the expiry of which post dates the maturity of the Mortgage Loan by less than 30 years.

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Generally, only properties intended for use exclusively or at least primarily as a principal place of residence will be acceptable. Properties under 10 years old are generally required to have the benefit of an NHBC guarantee (or, if the Property was built after 1 April 2003, a New Home Warranty Certificate), a Zurich Municipal warranty, a Premier Guarantee or an architect's certificate.

Certain property types will not be considered for the purposes of providing security for a Mortgage Loan. Examples of properties that would not be deemed acceptable as security include: (a) freehold flats and freehold maisonettes in England and Wales; (b) properties with agricultural restrictions; (c) properties not wholly owned by the Borrower, where equity is retained by a builder/developer, housing association or other third party; (d) properties of 100 per cent. timber construction; (e) flats over commercial premises (subject to certain exceptions); and (f) flats in blocks of more than ten floors or, in the case of "Prime" and "Near Prime" categories, seven floors (subject to the valuer's comments on marketability).

Mortgage Loan Amount

GMAC-RFC will not originate, and will not allow a CL Originator or Remote Processor to originate, a Mortgage Loan that will be £25,000 or less at the time of completion. A Mortgage Loan, including Further Advances, will usually not exceed £750,000.

Maximum LTV

The LTV is calculated by dividing the gross principal amount (net of any fees) committed at completion of the Mortgage Loan by the lower of the valuation of the Property as established by the valuer selected from the approved panel of surveyors (see "*Valuation*" below) or, in the case of a Mortgage Loan made for financing the purchase of a Property, the disclosed purchase price (except in exceptional cases, i.e. where the purchase price reflects a discount). The current policy of GMAC-RFC is not to originate, or allow a CL Originator or Remote Processor to originate, Mortgage Loans with an LTV higher than 95 per cent. although a higher LTV may be permitted in certain circumstances.

Income Multiples

Unless an exception applies:

1. a Prime Mortgage Loan will not exceed (a) the income of the primary Borrower multiplied by 3.75 and added to the income of any secondary Borrower or (b) the Borrower's joint income multiplied by 3.00, except where LTV is higher than 75%, in which case a Prime Mortgage Loan will not exceed either (a) the income of the primary Borrower multiplied by 3.30 and added to the income of any secondary Borrower or (b) the borrowers' joint income multiplied by 2.75.
2. a Near Prime Mortgage Loan will not exceed (a) the income of the primary Borrower multiplied by 3.50 and added to the income of any secondary Borrower or (b) the Borrower's joint income multiplied by 2.80, except where LTV is higher than 75%, in which case a Near Prime Mortgage Loan will not exceed either (a) the income of the primary Borrower multiplied by 3.25 and added to the income of any secondary Borrower or (b) the borrowers' joint income multiplied by 2.60.
3. a Non-Conforming Mortgage Loan will not exceed (a) the income of the primary Borrower multiplied by 3.50 and added to the income of any secondary Borrower or (b) the Borrower's joint income multiplied by 3.00, except where LTV is higher than 85%, in which case a Non-Conforming Mortgage Loan will not exceed either (a) the income of the primary Borrower multiplied by 3.00 and added to the income of any secondary Borrower or (b) the borrowers' joint income multiplied by 2.75.

Affordability Test

For Mortgage Loans originated prior to 10 February 2003, the CL Originators and Remote Processors sometimes incorporated into their underwriting procedures an affordability test, which attempted to estimate the ability of a Borrower to make payments under a Mortgage Loan. The affordability test served merely as an underwriting tool and, as such, was a contributing factor in an underwriter's decision of whether to accept or reject an application for a Mortgage Loan. Since 10 February 2003, the CL Originators and Remote Processors have not used this test. In addition, GMAC-RFC no longer uses this test. For high-scoring cases (Borrowers who are less likely to go into arrears), Assetwise, an automated decisioning system, will approve applications where the income multiples exceed the stated levels and which underwriters would have previously only allowed by exception.

Changes to Lending Criteria

GMAC-RFC may vary the Lending Criteria from time to time. Such revisions may include extending mortgage loans to borrowers who are recently self-employed, independent contractors and temporary employees. Further Advances and Substitute Mortgage Loans may only be included in the Mortgage Pool if they were originated in accordance with the Lending Criteria (varied as specified herein) and the conditions contained in "***Administration of the Mortgage Pool – Further Advances and Substitution***" have been satisfied, and may include other types of Mortgage Loans if the Rating Agencies have confirmed that the then current ratings of the Offered Notes would not be adversely affected thereby.

Credit History

In addition to employer references and valuation reports, GMAC-RFC may, depending upon the particular circumstances (especially in relation to non-conforming borrowers), require Borrowers to furnish other references, e.g. from previous lenders and landlords. GMAC-RFC may also review a Borrower's bank or building society statements but only does so in limited circumstances. In addition, GMAC-RFC requires that an approved credit search covering the preceding three years be undertaken for all non-conforming borrowers and that an approved credit search covering the preceding six years be undertaken for all "Prime" and "Near Prime" Borrowers.

Where a CCJ relating to a Borrower has been revealed by the credit reference search or instalment arrears have been revealed by lenders' or landlords' references or a Borrower has been subject to a BO or an IVA, explanations are generally obtained.

GMAC-RFC generally considers the accumulated aggregate value of the CCJs lodged against a Borrower in the preceding three-year period in the case of non-conforming borrowers or six-year period in the case of conforming Borrowers (or three-year period in the case of all Borrowers in respect of loans originated after 1 June 2004), in its consideration of that Borrower's Mortgage Loan application and/or in its setting of the rate to be charged on the Mortgage Loan. See "***Interest Rate Setting***" above. Where satisfaction of a CCJ is a requirement of the Mortgage Loan, a certificate of satisfaction must have been provided or entry on the Experian search bearing the word "satisfied" against it obtained.

Non-conforming borrowers who were extended a Mortgage Loan despite being previously subject to a BO are generally required to provide a certificate of discharge. Non-conforming borrowers who are subject to an IVA are generally required to provide a confirmation of satisfactory conduct of the IVA where appropriate. Where satisfaction of an IVA is a requirement of the Mortgage Loan, a certificate of satisfaction must have been provided or entry on the Experian search bearing the word "satisfied" against it obtained.

Repossessions in the preceding three years of previously mortgaged property will also be considered as relevant to a Borrower's application for a Mortgage Loan. The non-conforming borrower is required to submit information relating to any outstanding debt and/or ongoing debt recovery in relation to the repossession for the review of GMAC-RFC. Non-conforming borrowers who have been subject to such repossessions will have an additional percentage margin attached to the applicable Mortgage Rate.

Valuation

For all Mortgage Loans, Properties are required to be valued on-site by a qualified surveyor chosen from a panel of GMAC-RFC approved valuation firms. Valuations must be completed before an offer can be made. The qualified surveyor will be instructed by GMAC-RFC or the Packager, CL Originator or Remote Processor. For Further Advances where the latest valuation on file is less than three years old and the value of debt is within certain parameters, GMAC-RFC will use an index value rather than performing a valuation. Following completion of the on-site valuation, a number of valuations are selected for audit. GMAC-RFC uses an Auto Valuation Model ("AVM") as the initial check within the valuation audit process. Drive-by valuations are required for those cases where the variation between the valuation done by the surveyor and the valuation produced by the AVM differ by more than 10 per cent. If the drive-by valuation results in a variation of more than 10 per cent. from the AVM, a second on-site valuation will be instructed using a different valuation company. If a variation of more than 10 per cent. still exists, the case is referred to GMAC-RFC's surveyor, who determines the final valuation figure to be used.

Retentions

In cases where the property valuer determines that there is a need for additional remedial (or, in respect of new construction, completion) work to be performed on a Property, GMAC-RFC may retain, in full or in part, the monies to be extended to the Borrower under the Mortgage Loan until such time as the work deemed to be necessary is successfully completed. Accordingly, the completion of the work serves as a condition for the release of the retained funds under the Mortgage Loan. The retention is released when the required work is completed to a satisfactory standard and has been reinspected. Often a time for completion of the required work is specified in the offer conditions for the Mortgage Loan. In the event that a time for completion is not so specified, the work is to be completed in a timely fashion which GMAC-RFC generally considers to be no longer than six months. The Administrator will be responsible for releasing any existing outstanding retentions on Mortgage Loans in the Mortgage Pool.

As at the Cut-Off Date, approximately £686,730.00 in retention monies relating to the Mortgage Loans in the Initial Mortgage Pool were being held by GMAC-RFC awaiting the completion of required works on the Properties.

Borrower Maintenance Covenants

In relation to each of the Mortgage Loans in the Mortgage Pool, the relevant Borrower has covenanted to keep the Property in good repair and condition, to comply with all covenants and statutory requirements in respect of the Property and to pay in a timely fashion all taxes and other amounts required to be paid in connection with the Property. Each of the Borrowers has also agreed to allow GMAC-RFC to carry out an inspection of the condition of the relevant Property at any reasonable time. If GMAC-RFC becomes aware that the relevant Borrower is in violation of his covenants, statutory requirements or other obligations, it will take appropriate action to protect its security.

Buildings Insurance

It is a condition of each Mortgage Loan that each Property be insured for its full re-instatement value as stated in the valuation report with an acceptable insurance company and at the Borrower's cost (subject to certain exceptions in the case of leasehold properties). GMAC-RFC requires that the firm of solicitors or licensed conveyancers acting on behalf of the Borrower confirms prior to completion that the current insurance policy complies with the Council of Mortgage Lenders Handbook. In all of these cases, the interest of GMAC-RFC is noted on the relevant policy from the date of completion of the Mortgage Loan. GMAC-RFC has the option to use any monies received under any insurance policy affecting the property to make good the loss or damage in respect of which the monies were received or to use them to reduce or repay the relevant Mortgage Loan.

23.29(a)(xi)

Further Advances

Further Advances are governed by the Lending Criteria and, together with the initial advances, must not exceed the maximum loan amount permitted by the Lending Criteria. Generally, the Borrower must not be in arrears in relation to the existing Mortgage Loan, and should not have been in arrears for any significant period of time. This policy is, however, subject to some exceptions, taken on a case-by-case basis.

Express Completion Service

In January 1999, GMAC-RFC began offering its Express Completion Service, which enables a Borrower to remortgage a Property under an expedited procedure that can allow completion within five days from the offer by GMAC-RFC to extend the remortgage loan. The process differs from traditional conveyancing practice in that there is no in-depth investigation of title. Instead, First Title Insurance plc ("**First Title**"), a company which provides title insurance and whose address is Walkden House, 3-10 Melton Street, London NW1 2EB, provides a home loan protection policy on a Property for the sole benefit of GMAC-RFC. Among other things, this policy provides protection (a) that there is good and marketable title to the Property; (b) that the Property was built, and (if relevant) modified or extended since, in compliance with all necessary planning and building regulation approvals; (c) that there is nothing in the Local Authority records to the detriment of the owner of the Property; and (d) against costs or legal expenses necessary to defend the title. After an agent of First Title checks ownership of the Property, First Title provides a certificate of insurance to GMAC-RFC. The agent then arranges execution of the relevant documents, requests the funds from GMAC-RFC and, upon receipt, disburses such funds under GMAC-RFC's instructions and completes the transaction. The Express Completion Service may also be conducted by CL Originators and Remote Processors.

There are 257 Mortgage Loans in the Initial Mortgage Pool which have been originated pursuant to the Express Completion Service, representing an aggregate principal loan balance of approximately 3.50 per cent. of the Initial Mortgage Pool balance. The benefit of the First Title policy is assigned by GMAC-RFC to the Issuer pursuant to the Mortgage Sale Agreement.

Other Title Insurance

Occasionally, no local search is carried out by the solicitors involved in the mortgaging of a Property. Where a local search is not concluded, GMAC-RFC (jointly with the CL Originator in respect of CL Mortgages) enters into a local search indemnity insurance policy with Legal & Insurance Services Limited, P.O. Box 234, Tunbridge Wells, Kent TN3 0LX. The benefit of the Legal & Insurance Services Limited policy is assigned by GMAC-RFC to the Issuer pursuant to the Mortgage Sale Agreement.

GMAC-RFC sometimes requires its solicitors to obtain a title insurance policy for a particular Property if a title issue has been identified in relation to that Property. For example, a Property may only have good leasehold title or may have been subject to a suspected transfer at an undervalue in the past. GMAC-RFC requires its solicitors to check each policy to ensure that the limit on cover is at least 100 per cent. of the valuation of the Property and that all policies are assignable.

GMAC-RFC has obtained insurance cover ("**Right to Buy Insurance**") from London and European Title Insurance Services Limited of 5th Floor, Minerva House, Valpy Street, Reading, Berkshire RG1 1AQ. The policy is a full title insurance policy plus it allows GMAC-RFC and CL Originators to complete RTB Loans without obtaining a deed of postponement from the Local Authority.

In July 2003 GMAC-RFC began obtaining stand alone right to buy insurance. This is a policy (also offered through London and European Title Insurance Services Limited) which removes the need to obtain a deed of postponement and is not a full title insurance policy.

The Mortgage Sale Agreement will contain a general assignment of any other title policy linked to an individual Property.

Solicitors

The Borrower will instruct a firm of solicitors or GMAC-RFC approved licensed conveyancers to act on its behalf as well as on behalf of GMAC-RFC on the origination of the Mortgage Loan. The nominated firm must meet certain minimum requirements. For instance, the solicitors firm acting on behalf of GMAC-RFC must have a minimum of two registered partners and the licensed conveyancers must be one of three approved firms. If the nominated firm of solicitors or licensed conveyancers does not meet the minimum requirements, GMAC-RFC has reserved the right to instruct other solicitors or licensed conveyancers to act on its behalf at the expense of the Borrower.

Mortgages on Let Properties

GMAC-RFC offers a type of mortgage loan exclusively for investment properties (the "**Investment Mortgage Loan**"). Under an Investment Mortgage Loan, a Borrower can include a single or a number of different Properties held for the purposes of investment (each an "**Investment Property**"). Prohibited from occupying an Investment Property itself, the Borrower must let an Investment Property within three months of completion on a short-term basis not exceeding 36 months to residential tenants who have demonstrated themselves to be of acceptable character and able to meet their obligations to pay rent. No sub-letting by the tenants is permitted.

Investment Mortgage Loans are extended only with the Investment Properties as collateral. GMAC-RFC takes no additional security for the purposes of the Investment Mortgage Loans.

The Lending Criteria for Investment Mortgage Loans also differ from the criteria applied to other Mortgage Loans in certain respects, including the following:

1. As Investment Mortgage Loans are seen as self-financing, there is no requirement for the Borrower to achieve certain income multiples. However, the gross monthly rental income must be at least 125 per cent. of the monthly mortgage interest payment depending on the product.
2. For similar reasons, GMAC-RFC may sometimes extend an Investment Mortgage Loan to a Borrower for a term that will last up to that particular Borrower's 76th birthday (see "*Age of Borrower*" above). The minimum age for a Borrower is 25 for this product.
3. The maximum LTV for an Investment Mortgage Loan is 85 per cent. (in the case of "Prime" and "Near Prime" categories) and 80 per cent. (in the case of "**Non-Conforming**" category).
4. As the primary assessment on the Borrower's ability to pay is based on expected rental income, this is assessed as part of the valuation (see "*Valuation*" above).
5. No more than two Borrowers may be party to an Investment Mortgage Loan.

Only 797 of the Mortgage Loans in the Initial Mortgage Pool (representing an aggregate principal loan balance of approximately £66,770,868.86) are Investment Mortgage Loans. These Mortgage Loans represent approximately 7.70 per cent. by balance of the Initial Mortgage Pool.

The general policy of GMAC-RFC in relation to its Mortgage Loans is to restrict the ability of the Borrower to let the relevant Property. However, in addition to the Investment Mortgage Loans, exceptions have been granted in relation to certain of the other Mortgage Loans in the Initial Mortgage Pool to allow the Borrowers to let their Properties. In such circumstances, GMAC-RFC increases the Mortgage Rate on such Mortgage Loans.

Fraud Prevention

GMAC-RFC has a risk management team whose primary focus is on preventing fraud and maintaining the quality of the loan book, and whose objectives also include controlling and managing GMAC-RFC's lending policy and criteria and protecting, controlling and reducing GMAC-RFC's risk. Fraud prevention measures used by the team include (a) the use of automated credit and fraud alert systems, including CIFAS, Hunter and DETECT; (b) the use of qualified surveyors to audit property valuations; (c) investigation of fraud referrals from the new business area; (d) the use of a three month nil payment report, items on which are investigated and the information fed back into the lending policy; and (e) a 100 per cent. audit of all mortgages above £500,000 prior to completion.

GMAC-RFC also manages its lending policy and that of its intermediary firms through (a) an annual audit programme; (b) an audit of its Correspondent Lenders; (c) a process to evaluate the suitability of potential packagers; (d) an exceptions reporting policy; and (e) a business continuity plan.

CHARACTERISTICS OF THE INITIAL MORTGAGE POOL

The Initial Mortgage Pool has the aggregate characteristics indicated in Tables 1-20. (Columns of percentages may not add up to 100 per cent. due to rounding.) The valuations quoted in this section are as at the date of the initial origination of the Mortgage Loans.

23.29(a)(xiii)
23.11(u)

Table 1

Distribution of Mortgage Loans by Original Loan to Value Ratios (by Number)

23.29(a)(v)

Original LTV %	Prime		Near Prime		Non-Conforming		Total	
	No. of	% of	No. of	% of	No. of	% of	No. of	Total % of
	Mortgage Loans	Mortgage Loans	Mortgage Loans	Mortgage Loans	Mortgage Loans	Mortgage Loans	Mortgage Loans	Mortgage Loans
00.01 – 25.00	21	0.26	8	0.10	31	0.38	60	0.74
25.01 – 50.00	149	1.83	119	1.46	503	6.19	771	9.49
50.01 – 55.00	47	0.58	43	0.53	243	2.99	333	4.10
55.01 – 60.00	51	0.63	79	0.97	423	5.21	553	6.81
60.01 – 65.00	72	0.89	90	1.11	525	6.46	687	8.46
65.01 – 70.00	104	1.28	114	1.40	536	6.60	754	9.28
70.01 – 75.00	161	1.98	276	3.40	1,239	15.25	1,676	20.63
75.01 – 80.00	91	1.12	78	0.96	563	6.93	732	9.01
80.01 – 85.00	367	4.52	419	5.16	781	9.61	1,567	19.29
85.01 – 90.00	228	2.81	368	4.53	160	1.97	756	9.30
90.01 – 95.00	210	2.58	1	0.01	25	0.31	236	2.90
	1,501	18.47	1,595	19.63	5,029	61.90	8,125	100

Weighted Average LTV: 74.72
 Minimum LTV: 15_▲
 Maximum LTV: 95_▲

Table 2

Distribution of Mortgage Loans by Original Loan to Value Ratios (by Current Balance)

Original LTV	Prime		Near Prime		Non-Conforming		Total % of	
	Current	% of	Current	% of	Current	% of	Total	Total % of
	Principal Balance (£)	Total Balance	Principal Balance (£)	Total Balance	Principal Balance (£)	Total Balance	Principal Balance (£)	Principal Balance
00.01 – 25.00	1,536,152	0.18	555,689	0.06	1,349,863	0.16	3,441,704	0.40
25.01 – 50.00	12,178,453	1.40	11,399,590	1.31	30,314,661	3.49	53,892,704	6.21
50.01 – 55.00	5,037,862	0.58	5,782,534	0.67	16,949,950	1.95	27,770,346	3.20
55.01 – 60.00	5,117,979	0.59	10,229,380	1.18	29,284,844	3.38	44,632,204	5.14
60.01 – 65.00	9,148,025	1.05	10,693,474	1.23	39,962,090	4.61	59,803,589	6.89
65.01 – 70.00	12,057,813	1.39	16,661,191	1.92	42,711,263	4.92	71,430,267	8.23
70.01 – 75.00	19,372,242	2.23	49,470,712	5.70	109,926,197	12.67	178,769,151	20.61
75.01 – 80.00	10,747,530	1.24	11,857,284	1.37	56,368,683	6.50	78,973,497	9.10
80.01 – 85.00	33,349,267	3.84	70,139,044	8.09	95,427,265	11 _▲	198,915,577	22.93
85.01 – 90.00	38,004,592	4.38	59,193,033	6.82	17,094,030	1.97	114,291,655	13.17
90.01 – 95.00	33,280,946	3.84	80,500	0.01	2,210,430	0.25	35,571,875	4.10
	179,830,862	20.73	246,062,431	28.36	441,599,276	50.91	867,492,568	100 _▲

Table 3

23.29(e)(vii)
23.29(b)(i)

Distribution of Mortgage Loans by Current Principal Balance

<i>Current Principal Balance (£)</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
20,000.01 – 30,000.00	203	2.50	5,500,986	0.63
30,000.01 – 40,000.00	518	6.38	18,138,264	2.09
40,000.01 – 50,000.00	668	8.22	29,815,093	3.44
50,000.01 – 60,000.00	747	9.19	40,746,093	4.70
60,000.01 – 70,000.00	743	9.14	47,771,462	5.51
70,000.01 – 80,000.00	628	7.73	46,860,798	5.40
80,000.01 – 90,000.00	575	7.08	48,541,892	5.60
90,000.01 – 100,000.00	529	6.51	50,018,413	5.77
100,000.01 – 110,000.00	513	6.31	53,451,110	6.16
110,000.01 – 120,000.00	383	4.71	43,888,473	5.06
120,000.01 – 130,000.00	400	4.92	49,763,873	5.74
130,000.01 – 140,000.00	289	3.56	38,985,774	4.49
140,000.01 – 150,000.00	278	3.42	40,220,227	4.64
150,000.01 – 175,000.00	525	6.46	84,578,246	9.75
175,000.01 – 200,000.00	313	3.85	58,317,702	6.72
200,000.01 – 225,000.00	289	3.56	61,035,474	7.04
225,000.01 – 250,000.00	180	2.22	42,585,986	4.91
250,000.01 – 350,000.00	271	3.34	76,962,977	8.87
350,000.01 – 500,000.00	67	0.82	27,154,717	3.13
500,000.01 – 1,000,000.00	6	0.07	3,155,008	0.36
	<u>8,125</u>	<u>100</u>	<u>867,492,568</u>	<u>100</u>

Average Balance:	106,768.32
Minimum:	22,730.79
Maximum:	650,360.44

Table 4

Distribution of CCJs by Loan to Value Ratios

<i>Loan to Value</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>No. >1 CCJs</i>				<i>% >1 CCJs</i>	
			<i>No. 0 CCJs</i>	<i>% 0 CCJs</i>	<i>No. 1 CCJs</i>	<i>% 1 CCJs</i>		
00.01 – 50.00	831	10.23	732	9.01	69	0.85	30	0.37
50.01 – 55.00	333	4.10	282	3.47	38	0.47	13	0.16
55.01 – 60.00	553	6.81	485	5.97	41	0.50	27	0.33
60.01 – 65.00	687	8.46	592	7.29	50	0.62	45	0.55
65.01 – 70.00	754	9.28	622	7.66	87	1.07	45	0.55
70.01 – 75.00	1,676	20.63	1,373	16.90	192	2.36	111	1.37
75.01 – 80.00	732	9.01	583	7.18	92	1.13	57	0.70
80.01 – 85.00	1,567	19.29	1,404	17.28	101	1.24	62	0.76
85.01 – 90.00	756	9.30	727	8.95	18	0.22	11	0.14
90.01 – 95.00	236	2.90	229	2.82	7	0.09		0
	<u>8,125</u>	<u>100</u>	<u>7,029</u>	<u>86.51</u>	<u>695</u>	<u>8.55</u>	<u>401</u>	<u>4.94</u>

Table 5

Distribution of CCJs by Margin (Bank Base Rate Loans)

<i>Margin over Bank Base Rate</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>No. 0 CCJs</i>		<i>% 0 CCJs</i>		<i>No. >1 CCJs</i>		<i>% >1 CCJs</i>	
			<i>No. 0 CCJs</i>	<i>% 0 CCJs</i>	<i>No. 1 CCJs</i>	<i>% 1 CCJs</i>	<i>No. >1 CCJs</i>	<i>% >1 CCJs</i>		
Customised Loans ¹	4	0.11	4	0.11		0			0	
0.01 – 0.75	3	0.08	3	0.08		0			0	
0.76 – 1.25	89	2.34	89	2.34		0			0	
1.26 – 1.75	266	6.99	261	6.85	5	0.13			0.00	
1.76 – 2.25	3,178	83.46	3,100	81.41	58	1.52	20		0.53	
2.26 – 2.75	175	4.60	134	3.52	28	0.74	13		0.34	
2.76 – 3.25	50	1.31	30	0.79	9	0.24	11		0.29	
Greater than 3.25	43	1.13	28	0.74	8	0.21	7		0.18	
	<u>3,808</u>	<u>100</u>	<u>3,649</u>	<u>95.82</u>	<u>108</u>	<u>2.84</u>	<u>51</u>		<u>1.34</u>	

Weighted Average Margin over BBR: 1.99%

Minimum: 0.74%

Maximum: 3.75%

¹These loans pay a fixed rate of interest until maturity (see “*Interest Rate Setting*”).

Table 6

Distribution of CCJs by Margin (LIBOR Loans)

<i>Margin over LIBOR</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>No. 0 CCJs</i>		<i>% 0 CCJs</i>		<i>No. >1 CCJs</i>		<i>% >1 CCJs</i>	
			<i>No. 0 CCJs</i>	<i>% 0 CCJs</i>	<i>No. 1 CCJs</i>	<i>% 1 CCJs</i>	<i>No. >1 CCJs</i>	<i>% >1 CCJs</i>		
0.00 – 2.00	620	14.36	564	13.06	43	1.00	13		0.30	
2.01 – 2.50	1,428	33.08	1,180	27.33	155	3.59	93		2.15	
2.51 – 3.00	1,170	27.10	930	21.54	170	3.94	70		1.62	
3.01 – 3.50	389	9.01	255	5.91	67	1.55	67		1.55	
3.51 – 4.00	476	11.03	332	7.69	89	2.06	55		1.27	
4.01 – 4.50	167	3.87	106	2.46	35	0.81	26		0.60	
4.51 – 5.00	45	1.04	5	0.12	22	0.51	18		0.42	
5.01 – 5.50	14	0.32	4	0.09	4	0.09	6		0.14	
Greater than 5.50	8	0.19	4	0.09	2	0.05	2		0.05	
	<u>4,317</u>	<u>100</u>	<u>3,380</u>	<u>78.30</u>	<u>587</u>	<u>13.60</u>	<u>350</u>		<u>8.11</u>	

Weighted Average Margin over LIBOR 2.85%

Minimum 0.89%

Maximum 6.25%

Table 7

Distribution of Mortgage Loans by Loan Purpose

<i>Loan Purpose</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Purchase	4,327	53.26	472,252,581	54.44
Remortgage	3,798	46.74	395,239,987	45.56
	8,125	100▲	867,492,568	100▲

Table 8

Distribution of Mortgage Loans by Tenure by Original LTV

<i>Original Loan to Value Ratio %</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>No. of Freehold</i>	<i>% of Freehold</i>	<i>No. of Leasehold</i>	<i>% of Leasehold</i>	<i>No. of Feuhold</i>	<i>% of Feuhold</i>
0.01 - 25.00	60	0.74	52	0.64	5	0.06	3	0.04
25.01 - 50.00	771	9.49	670	8.25	78	0.96	23	0.28
50.01 - 55.00	333	4.10	280	3.45	39	0.48	14	0.17
55.01 - 60.00	553	6.81	481	5.92	58	0.71	14	0.17
60.01 - 65.00	687	8.46	572	7.04	94	1.16	21	0.26
65.01 - 70.00	754	9.28	622	7.66	100	1.23	32	0.39
70.01 - 75.00	1,676	20.63	1,325	16.31	290	3.57	61	0.75
75.01 - 80.00	732	9.01	581	7.15	99	1.22	52	0.64
80.01 - 85.00	1,567	19.29	1,195	14.71	234	2.88	138	1.70
85.01 - 90.00	756	9.30	568	6.99	136	1.67	52	0.64
90.01 - 95.00	236	2.90	156	1.92	74	0.91	6	0.07
	8,125	100▲	6,502	80.02	1,207	14.86	416	5.12

Table 9

Distribution of Mortgage Loans by Property Type

<i>Property Type</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
DETACHED BUNGALOW	150	1.85	21,869,373	2.52
DETACHED HOUSE	914	11.25	164,314,807	18.94
END TERRACED	1,078	13.27	100,764,247	11.62
LEASEHOLD FLAT	980	12.06	111,183,489	12.82
MAISONETTE	116	1.43	12,991,870	1.50
SEMI DETACHED BUNGALOW	89	1.10	10,066,614	1.16
SEMI-DETACHED HOUSE	2,405	29.60	235,439,898	27.14
TERRACED	2,383	29.33	210,217,565	24.23
TERRACED BUNGALOW	10	0.12	644,706	0.07
	8,125	100▲	867,492,568	100▲

Table 10

23.29(a)(iii)

Distribution of Mortgage Loans by Region (by Number)

Region	Prime		Near Prime		Non-Conforming		Total		23.29(e)(ix)
	No. of Mortgage Loans	% of Mortgage Loans	No. of Mortgage Loans	% of Mortgage Loans	No. of Mortgage Loans	% of Mortgage Loans	No. of Mortgage Loans	Total % of Mortgage Loans	
	East Anglia	37	0.46	68	0.84	126	1.55	231	
East Midlands	63	0.78	100	1.23	336	4.14	499	6.14	
Greater London	188	2.31	103	1.27	436	5.37	727	8.95	
North	44	0.54	39	0.48	443	5.45	526	6.47	
North West	148	1.82	145	1.78	916	11.27	1,209	14.88	
Northern Ireland	2	0.02	1	0.01	<u>0.00</u>	<u>0</u>	3	0.04	
Outer									
Metropolitan	179	2.20	164	2.02	303	3.73	646	7.95	
Scotland	125	1.54	108	1.33	184	2.26	417	5.13	
South East	263	3.24	399	4.91	563	6.93	1,225	15.08	
South West	118	1.45	180	2.22	271	3.34	569	7.00	
Wales	95	1.17	73	0.90	410	5.05	578	7.11	
West Midlands	162	1.99	140	1.72	526	6.47	828	10.19	
Yorkshire	77	0.95	75	0.92	515	6.34	667	8.21	
	<u>1,501</u>	<u>18.47</u>	<u>1,595</u>	<u>19.63</u>	<u>5,029</u>	<u>61.90</u>	<u>8,125</u>	<u>100</u>	

Table 11

Distribution of Mortgage Loans by Region (by Current Balance)

Region	Prime		Near Prime		Non-Conforming		Total %	
	Current Principal Balance (£)	% of Total Balance	Current Principal Balance (£)	% of Total Balance	Current Principal Balance (£)	% of Total Balance	Total Principal Balance (£)	% of Total Principal Balance
	East Anglia	3,912,553	0.45	9,468,561	1.09	11,242,795	1.30	24,623,909
East Midlands	5,907,055	0.68	13,024,048	1.50	26,035,452	3.00	44,966,556	5.18
Greater London	35,145,578	4.05	20,611,449	2.38	57,820,884	6.67	113,577,910	13.09
North	3,484,237	0.40	5,206,981	0.60	25,231,624	2.91	33,922,842	3.91
North West	10,989,485	1.27	17,803,739	2.05	63,737,851	7.35	92,531,074	10.67
Northern Ireland	251,464	0.03	82,116	0.01	<u>0.00</u>	<u>0</u>	333,580	0.04
Outer								
Metropolitan	30,906,735	3.56	32,217,465	3.71	43,625,548	5.03	106,749,748	12.31
Scotland	9,164,442	1.06	13,219,163	1.52	12,669,868	1.46	35,053,474	4.04
South East	35,692,783	4.11	67,691,997	7.80	68,578,105	7.91	171,962,884	19.82
South West	15,507,730	1.79	28,234,999	3.25	27,713,681	3.19	71,456,410	8.24
Wales	8,317,658	0.96	10,629,612	1.23	29,591,400	3.41	48,538,670	5.60
West Midlands	15,088,447	1.74	18,162,549	2.09	43,652,620	5.03	76,903,616	8.87
Yorkshire	5,462,695	0.63	9,709,752	1.12	31,699,446	3.65	46,871,894	5.40
	<u>179,830,862</u>	<u>20.73</u>	<u>246,062,431</u>	<u>28.36</u>	<u>441,599,276</u>	<u>50.91</u>	<u>867,492,568</u>	<u>100</u>

Table 12

Distribution of Mortgage Loans by Time to Maturity

<i>Months to Maturity</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>	23.11(u)
34 – 72	27	0.33	2,917,762	0.34	
73 – 96	37	0.46	3,268,650	0.38	
97 – 120	209	2.57	23,896,418	2.75	
121 – 144	125	1.54	13,058,498	1.51	
145 – 168	157	1.93	17,063,894	1.97	
169 – 192	547	6.73	51,272,208	5.91	
193 – 216	320	3.94	31,759,809	3.66	
217 – 240	1,038	12.78	113,273,386	13.06	
241 – 264	333	4.10	33,738,773	3.89	
265 – 288	506	6.23	50,493,192	5.82	
289 – 312	4,410	54.28	482,043,447	55.57	
313 – 336	25	0.31	3,008,994	0.35	
337 – 360	389	4.79	41,379,688	4.77	
361 – 420	2	0.02	317,848	0.04	
	8,125	100	867,492,568	100	
Weighted Average Months	268				
Minimum (Months)	54				
Maximum (Months)	419				

Table 13 - Distribution of Mortgage Loans by Repayment Method

<i>Repayment Method</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Interest Only	3,670	45.17	487,331,019	56.18
Part & Part	239	2.94	27,528,435	3.17
Repayment	4,216	51.89	352,633,113	40.65
	8,125	100	867,492,568	100

Table 14

Distribution of Mortgage Loans Currently in Arrears

<i>Days Past Due</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Current	7,912	97.38	843,449,096	97.23
30 – 59 days	138	1.70	14,800,700	1.71
60 – 89 days	41	0.50	5,750,581	0.66
90 + days	34	0.42	3,492,191	0.40
	<u>8,125</u>	<u>100</u> [▲]	<u>867,492,568</u>	<u>100</u> [▲]

Table 15

Distribution of Mortgage Loans by Status

<i>Status</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Self Certified	3,918	48.22	390,016,328	44.96
No Income Declared	1,217	14.98	186,477,439	21.50
Full Status	2,990	36.80	290,998,802	33.54
	<u>8,125</u>	<u>100</u> [▲]	<u>867,492,568</u>	<u>100</u> [▲]

Table 16

Distribution of Mortgage Loans by Loan Index

<i>Loan Index</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Bank Base Rate	3,808	46.87	503,098,412	57.99
LIBOR	4,317	53.13	364,394,156	42.01
	<u>8,125</u>	<u>100</u> [▲]	<u>867,492,568</u>	<u>100</u> [▲]

Table 17

Distribution of Prime Mortgage Loans by Rate Type

Rate Type	No. of Mortgage Loans	% of Mortgage Loans	Current Principal Balance (£)	% of Total Balance
Variable Rate (LIBOR)	3	0.20	210,919	0.12
Variable Rate (BBR)	240	15.99	21,104,774	11.74
DISCOUNT of 0.60% until 01 July 2006	22	1.47	1,285,467	0.71
DISCOUNT of 0.60% until 01 September 2006	20	1.33	926,011	0.51
DISCOUNT of 0.75% until 01 January 2006	4	0.27	373,755	0.21
DISCOUNT of 0.75% until 01 April 2006	6	0.40	475,227	0.26
DISCOUNT of 0.75% until 01 May 2006	8	0.53	450,783	0.25
DISCOUNT of 1.00% until 01 January 2006	4	0.27	341,832	0.19
DISCOUNT of 1.00% until 01 April 2006	2	0.13	154,972	0.09
DISCOUNT of 1.00% until 01 May 2006	2	0.13	139,347	0.08
DISCOUNT of 1.00% until 01 July 2006	3	0.20	220,239	0.12
DISCOUNT of 1.00% until 01 September 2006	1	0.07	181,195	0.10
DISCOUNT of 1.75% until 01 April 2005	1	0.07	152,400	0.08
DISCOUNT of 1.75% until 01 January 2007	2	0.13	319,754	0.18
DISCOUNT of 1.75% until 01 April 2007	6	0.40	1,087,456	0.60
DISCOUNT of 1.75% until 01 May 2007	19	1.27	2,843,009	1.58
DISCOUNT of 1.75% until 01 July 2007	22	1.47	3,554,994	1.98
DISCOUNT of 1.75% until 01 September 2007	23	1.53	3,838,739	2.13
DISCOUNT of 1.75% until 01 January 2008	4	0.27	587,491	0.33
DISCOUNT of 1.85% until 01 April 2006	4	0.27	339,692	0.19
DISCOUNT of 1.85% until 01 May 2006	7	0.47	1,064,329	0.59
DISCOUNT of 1.85% until 01 July 2006	132	8.79	15,985,911	8.89
DISCOUNT of 1.85% until 01 September 2006	153	10.19	20,751,883	11.54
DISCOUNT of 1.85% until 01 January 2007	33	2.20	3,946,834	2.19
DISCOUNT of 2.00% until 01 September 2005	1	0.07	28,385	0.02
DISCOUNT of 2.00% until 01 September 2006	1	0.07	288,394	0.16
DISCOUNT of 2.00% until 01 January 2007	4	0.27	632,439	0.35
DISCOUNT of 2.00% until 01 April 2007	7	0.47	386,709	0.22
DISCOUNT of 2.00% until 01 May 2007	18	1.20	1,952,030	1.09
DISCOUNT of 2.00% until 01 July 2007	12	0.80	1,687,481	0.94
DISCOUNT of 2.00% until 01 September 2007	80	5.33	11,632,925	6.47
DISCOUNT of 2.00% until 01 January 2008	6	0.40	927,898	0.52
Total Discount	607.00	40.44	76,557,582.38	42.57
FIXED 3.49% until 01 June 2005	1	0.07	395,658	0.22
FIXED 3.55% until 01 May 2005	1	0.07	83,190	0.05
FIXED 3.59% until 01 September 2005	3	0.20	339,662	0.19
FIXED 3.79% until 01 September 2005	1	0.07	72,574	0.04
FIXED 3.95% until 01 January 2006	2	0.13	524,877	0.29
FIXED 3.99% until 01 August 2005	1	0.07	187,120	0.10
FIXED 4.39% until 01 January 2006	2	0.13	223,771	0.12
FIXED 4.49% until 01 April 2006	8	0.53	1,408,361	0.78
FIXED 4.65% until 01 June 2005	1	0.07	149,635	0.08
FIXED 4.65% until 01 September 2005	5	0.33	694,725	0.39
FIXED 4.69% until 01 January 2006	5	0.33	480,382	0.27
FIXED 4.69% until 01 April 2006	10	0.67	1,587,172	0.88
FIXED 4.69% until 01 May 2006	3	0.20	133,674	0.07
FIXED 4.75% until 01 September 2008	1	0.07	104,194	0.06
FIXED 4.89% until 01 January 2006	2	0.13	461,862	0.26
FIXED 4.89% until 01 May 2006	27	1.80	4,056,460	2.26
FIXED 4.89% until 01 July 2006	13	0.87	1,263,406	0.70
FIXED 4.95% until 01 August 2005	1	0.07	72,651	0.04
FIXED 4.95% until 01 September 2005	1	0.07	32,711	0.02
FIXED 4.95% until 01 July 2006	10	0.67	1,287,271	0.72
FIXED 4.99% until 01 September 2005	25	1.67	3,938,513	2.19
FIXED 4.99% until 01 April 2006	4	0.27	566,976	0.32
FIXED 5.09% until 01 July 2006	1	0.07	162,507	0.09
FIXED 5.15% until 01 July 2006	10	0.67	1,234,887	0.69
FIXED 5.19% until 01 May 2006	59	3.93	5,766,561	3.21
FIXED 5.24% until 01 September 2006	82	5.46	10,076,458	5.60
FIXED 5.24% until 01 January 2007	28	1.87	3,744,442	2.08
FIXED 5.39% until 01 April 2006	1	0.07	289,587	0.16
FIXED 5.44% until 01 September 2006	167	11.13	26,798,656	14.90
FIXED 5.44% until 01 January 2007	15	1	2,533,815	1.41
FIXED 5.49% until 01 January 2006	1	0.07	62,747	0.03
FIXED 5.59% until 01 May 2006	46	3.06	4,053,544	2.25
FIXED 5.59% until 01 July 2006	4	0.27	286,828	0.16
FIXED 5.89% until 01 July 2006	1	0.07	70,054	0.04
FIXED 5.95% until Maturity	4	0.27	585,027	0.33
FIXED 5.99% until 01 July 2006	24	1.60	1,947,665	1.08
FIXED 5.99% until 01 September 2006	33	2.20	2,641,435	1.47
FIXED 6.19% until 01 January 2007	2	0.13	106,235	0.06
FIXED 6.39% until 01 September 2006	46	3.06	3,532,293	1.96
Total Fixed	651.00	43.37	81,957,585.94	45.57
	1,501	100	179,830,862	100

Table 18

Distribution of Near Prime Mortgage Loans by Rate Type

<i>Rate Type</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Variable Rate (LIBOR)	1	0.06	151,456	0.06
Variable Rate (BBR)	340	21.32	53,584,909	21.78
DISCOUNT of 0.25% until 01 May 2005	5	0.31	650,174	0.26
DISCOUNT of 0.25% until 01 July 2005	21	1.32	2,976,576	1.21
DISCOUNT of 0.25% until 01 September 2005	40	2.51	6,503,186	2.64
DISCOUNT of 0.25% until 01 May 2006	15	0.94	2,449,285	1.00
DISCOUNT of 0.25% until 01 July 2006	16	1	2,342,245	0.95
DISCOUNT of 0.25% until 01 September 2006	72	4.51	11,995,251	4.87
DISCOUNT of 0.50% until 01 January 2005	3	0.19	523,412	0.21
DISCOUNT of 0.50% until 01 April 2005	2	0.13	244,221	0.10
DISCOUNT of 0.50% until 01 January 2006	5	0.31	654,849	0.27
DISCOUNT of 0.50% until 01 April 2006	1	0.06	160,148	0.07
DISCOUNT of 0.75% until 01 May 2006	24	1.50	3,193,378	1.30
DISCOUNT of 0.75% until 01 July 2006	37	2.32	5,821,172	2.37
DISCOUNT of 0.75% until 01 September 2006	254	15.92	38,514,137	15.65
DISCOUNT of 0.75% until 01 November 2006	50	3.13	7,842,457	3.19
DISCOUNT of 0.75% until 01 January 2007	20	1.25	3,251,806	1.32
DISCOUNT of 1.00% until 01 May 2005	12	0.75	1,568,016	0.64
DISCOUNT of 1.00% until 01 July 2005	21	1.32	3,238,575	1.32
DISCOUNT of 1.00% until 01 September 2005	55	3.45	8,238,263	3.35
DISCOUNT of 1.00% until 01 January 2006	6	0.38	878,214	0.36
DISCOUNT of 1.00% until 01 November 2006	44	2.76	8,908,529	3.62
DISCOUNT of 1.00% until 01 January 2007	26	1.63	5,436,863	2.21
DISCOUNT of 1.25% until 01 September 2005	1	0.06	112,512	0.05
DISCOUNT of 1.25% until 01 January 2006	7	0.44	1,268,961	0.52
DISCOUNT of 1.25% until 01 April 2006	24	1.50	3,964,696	1.61
DISCOUNT of 1.25% until 01 November 2006	24	1.50	3,612,391	1.47
DISCOUNT of 1.25% until 01 January 2007	20	1.25	3,153,975	1.28
DISCOUNT of 1.50% until 01 January 2005	8	0.50	757,235	0.31
DISCOUNT of 1.50% until 01 April 2005	13	0.82	1,616,441	0.66
Total Discount	826.00	51.79	129,876,966.89	52.78
FIXED 4.65% until 01 August 2005	1	0.06	95,469	0.04
FIXED 4.65% until 01 September 2005	6	0.38	733,374	0.30
FIXED 4.95% until 01 January 2006	1	0.06	115,795	0.05
FIXED 4.99% until 01 January 2005	1	0.06	51,840	0.02
FIXED 4.99% until 01 April 2005	1	0.06	103,641	0.04
FIXED 5.15% until 01 January 2006	4	0.25	463,356	0.19
FIXED 5.19% until 01 April 2006	14	0.88	2,193,398	0.89
FIXED 5.29% until 01 May 2006	2	0.13	164,643	0.07
FIXED 5.49% until 01 November 2005	20	1.25	3,420,151	1.39
FIXED 5.49% until 01 January 2006	13	0.82	1,674,078	0.68
FIXED 5.49% until 01 July 2006	3	0.19	314,760	0.13
FIXED 5.59% until 01 April 2006	6	0.38	827,416	0.34
FIXED 5.59% until 01 July 2006	27	1.69	3,799,548	1.54
FIXED 5.69% until 01 May 2006	3	0.19	432,056	0.18
FIXED 5.89% until 01 July 2006	6	0.38	1,192,442	0.48
FIXED 5.89% until 01 November 2006	34	2.13	4,641,775	1.89
FIXED 5.89% until 01 January 2007	24	1.50	2,537,085	1.03
FIXED 5.99% until 01 July 2006	5	0.31	746,464	0.30
FIXED 5.99% until 01 September 2006	48	3.01	6,331,596	2.57
FIXED 6.29% until 01 November 2006	35	2.19	5,046,659	2.05
FIXED 6.29% until 01 January 2007	22	1.38	3,378,245	1.37
FIXED 6.39% until 01 September 2006	107	6.71	17,655,785	7.18
FIXED 6.49% until 01 November 2006	29	1.82	3,997,043	1.62
FIXED 6.49% until 01 January 2007	16	1	2,532,479	1.03
Total Fixed	428.00	26.83	62,449,098.66	25.38
	1,595.00	100	246,062,430.51	100

Table 19

Distribution of Non-Conforming Mortgage Loans by Rate Type

<i>Rate Type</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
Variable Rate (LIBOR)	108	2.15	11,668,019	2.64
1 YEAR STEPPED DISCOUNT	42	0.84	2,835,345	0.64
3 YEAR STEPPED DISCOUNT	119	2.37	8,208,779	1.86
DISCOUNT of 0.64% until 01 September 2005	67	1.33	8,486,348	1.92
DISCOUNT of 1.00% until 01 January 2005	16	0.32	1,544,765	0.35
DISCOUNT of 1.00% until 01 February 2005	24	0.48	2,395,001	0.54
DISCOUNT of 1.00% until 01 March 2005	75	1.49	8,551,720	1.94
DISCOUNT of 1.00% until 01 April 2005	126	2.51	13,455,550	3.05
DISCOUNT of 1.00% until 01 May 2005	76	1.51	7,969,124	1.80
DISCOUNT of 1.00% until 01 October 2005	3	0.06	271,497	0.06
DISCOUNT of 1.00% until 01 January 2006	4	0.08	553,713	0.13
DISCOUNT of 1.25% until 01 January 2005	120	2.39	10,440,364	2.36
DISCOUNT of 1.35% until 01 April 2005	306	6.08	26,054,146	5.90
DISCOUNT of 1.35% until 01 July 2005	1,011	20.10	85,968,251	19.47
DISCOUNT of 1.50% until 01 January 2005	6	0.12	338,762	0.08
DISCOUNT of 1.50% until 01 March 2005	52	1.03	3,305,900	0.75
DISCOUNT of 1.50% until 01 September 2005	762	15.15	68,022,401	15.40
DISCOUNT of 1.50% until 01 January 2006	241	4.79	20,861,585	4.72
DISCOUNT of 1.75% until 01 June 2005	169	3.36	12,064,118	2.73
DISCOUNT of 1.75% until 01 September 2005	923	18.35	70,741,784	16.02
DISCOUNT of 1.75% until 01 January 2006	109	2.17	10,027,529	2.27
Total Discount	4,251	84.53	362,096,681.33	82
FIXED 3.65% until 01 September 2005	1	0.02	82,875	0.02
FIXED 5.45% until 01 August 2005	1	0.02	64,391	0.01
FIXED 5.45% until 01 January 2006	1	0.02	208,671	0.05
FIXED 5.55% until 01 August 2005	2	0.04	119,642	0.03
FIXED 5.55% until 01 September 2005	2	0.04	125,652	0.03
FIXED 5.59% until 01 September 2005	2	0.04	96,477	0.02
FIXED 5.69% until 01 January 2005	1	0.02	55,196	0.01
FIXED 5.69% until 01 April 2005	1	0.02	117,694	0.03
FIXED 5.69% until 01 September 2005	1	0.02	42,758	0.01
FIXED 5.75% until 01 June 2005	2	0.04	214,771	0.05
FIXED 5.75% until 01 August 2005	1	0.02	59,211	0.01
FIXED 5.75% until 01 September 2005	4	0.08	529,640	0.12
FIXED 5.75% until 01 April 2006	1	0.02	89,585	0.02
FIXED 5.85% until 01 January 2006	1	0.02	63,092	0.01
FIXED 5.95% until 01 June 2005	1	0.02	32,362	0.01
FIXED 5.95% until 01 September 2005	2	0.04	145,656	0.03
FIXED 5.95% until 01 January 2006	1	0.02	71,611	0.02
FIXED 5.95% until 01 April 2006	5	0.10	392,744	0.09
FIXED 5.95% until 01 May 2006	9	0.18	963,733	0.22
FIXED 6.05% until 01 April 2006	1	0.02	60,113	0.01
FIXED 6.05% until 01 May 2006	5	0.10	301,801	0.07
FIXED 6.15% until 01 April 2006	1	0.02	85,155	0.02
FIXED 6.15% until 01 May 2006	15	0.30	1,992,289	0.45
FIXED 6.15% until 01 July 2006	12	0.24	1,074,679	0.24
FIXED 6.19% until 01 January 2006	1	0.02	44,595	0.01
FIXED 6.25% until 01 May 2006	13	0.26	1,323,116	0.30
FIXED 6.29% until 01 July 2006	3	0.06	436,546	0.10
FIXED 6.35% until 01 July 2006	39	0.78	4,048,810	0.92
FIXED 6.39% until 01 September 2006	7	0.14	613,245	0.14
FIXED 6.45% until 01 April 2006	1	0.02	142,810	0.03
FIXED 6.45% until 01 May 2006	13	0.26	1,377,507	0.31
FIXED 6.45% until 01 September 2006	20	0.40	1,917,583	0.43
FIXED 6.49% until 01 July 2006	2	0.04	263,157	0.06
FIXED 6.55% until 01 July 2006	45	0.89	5,014,558	1.14
FIXED 6.59% until 01 September 2006	18	0.36	2,011,116	0.46
FIXED 6.59% until 01 January 2007	13	0.26	912,396	0.21
FIXED 6.65% until 01 May 2006	2	0.04	137,058	0.03
FIXED 6.65% until 01 September 2006	68	1.35	7,257,532	1.64
FIXED 6.69% until 01 October 2006	9	0.18	722,561	0.16
FIXED 6.75% until 01 May 2006	1	0.02	56,152	0.01
FIXED 6.79% until 01 September 2006	5	0.10	383,887	0.09

<i>Rate Type</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
FIXED 6.79% until 01 January 2007	63	1.25	6,305,903	1.43
FIXED 6.85% until 01 July 2006	18	0.36	2,148,346	0.49
FIXED 6.85% until 01 September 2006	64	1.27	6,446,215	1.46
FIXED 6.85% until 01 January 2007	3	0.06	261,213	0.06
FIXED 6.89% until 01 October 2006	5	0.10	332,225	0.08
FIXED 6.99% until 01 January 2007	41	0.82	3,858,119	0.87
FIXED 7.05% until 01 September 2006	4	0.08	399,187	0.09
FIXED 7.05% until 01 January 2007	1	0.02	48,941	0.01
FIXED 7.15% until 01 July 2006	6	0.12	558,586	0.13
FIXED 7.15% until 01 September 2006	36	0.72	4,220,441	0.96
FIXED 7.19% until 01 October 2006	5	0.10	344,336	0.08
FIXED 7.25% until 01 May 2006	1	0.02	101,865	0.02
FIXED 7.29% until 01 January 2007	28	0.56	3,187,664	0.72
FIXED 7.35% until 01 January 2007	1	0.02	76,989	0.02
FIXED 7.45% until 01 July 2006	4	0.08	466,776	0.11
FIXED 7.45% until 01 September 2006	8	0.16	872,693	0.20
FIXED 7.59% until 01 January 2007	6	0.12	672,752	0.15
FIXED 7.75% until 01 September 2006	8	0.16	767,570	0.17
FIXED 7.85% until 01 September 2006	1	0.02	129,973	0.03
FIXED 7.89% until 01 January 2007	2	0.04	142,800	0.03
FIXED 7.95% until 01 July 2006	11	0.22	1,007,179	0.23
FIXED 8.25% until 01 September 2006	13	0.26	1,150,406	0.26
FIXED 8.39% until 01 January 2007	8	0.16	681,968	0.15
Total Fixed	670	13.32	67,834,575.37	15.36
	5,029	100	441,599,275.90	100

Table 20

Distribution of Mortgage Early Repayment Charges

<i>Mortgage Early Repayment Charges with reference to redemption in years 1 – 7 (of outstanding balance)</i>	<i>No. of Mortgage Loans</i>	<i>% of Mortgage Loans</i>	<i>Current Principal Balance (£)</i>	<i>% of Total Balance</i>
1%, 1%, 1%	67	0.82	8,486,348	0.98
3%, 2%	851	10.47	133,552,991	15.40
3%, 2%, 1%	380	4.68	59,766,837	6.89
3%, 3%	1,418	17.45	181,474,600	20.92
4%, 3%, 2%	3	0.04	490,118	0.06
4%, 3%, 2%, 1%	229	2.82	19,997,672	2.31
5%, 3%, 2%	39	0.48	4,455,726	0.51
5%, 4%, 3%	1	0.01	151,456	0.02
5%, 4%, 3%, 2%, 1%	205	2.52	29,767,703	3.43
5%, 5%	11	0.14	827,904	0.10
5%, 5%, 4%, 3%, 2%	1	0.01	104,194	0.01
6%, 5%	317	3.90	33,916,161	3.91
6%, 5%, 4%	3,989	49.10	331,197,106	38.18
6%, 6%	608	7.48	62,530,496	7.21
7%, 6%, 5%	2	0.02	188,230	0.02
7%, 7%, 6%, 5%, 4%, 3%, 2%	4	0.05	585,027	0.07
Totals	8,125	100	867,492,568	100

TITLE TO THE MORTGAGE POOL

The Mortgage Loans and the Mortgages will be sold by GMAC-RFC to the Issuer. The sale of the English Mortgage Loans will take effect in equity only, and the sale of the Scottish Mortgage Loans will take effect by means of a trust (save as mentioned below). The Issuer will grant a first fixed equitable charge (or, in the case of Scottish Mortgage Loans, a first fixed charge over its beneficial interest therein) in favour of the Trustee over its interest in the Mortgage Loans and the Mortgages.

23.29(e)

The Administrator is required under the terms of the Administration Agreement to ensure the safe custody of title deeds. The Administrator will have custody of title deeds in respect of the Mortgage Loans and the Mortgages as agent of the Issuer. The Administrator has sub-contracted this responsibility to HML. See "*Administration of the Mortgage Pool – Sub-Contracting by the Administrator*".

GMAC-RFC will have legal title to, and beneficial interest in, each Mortgage Loan on the Issue Date (immediately prior to entering into the Mortgage Sale Agreement) or on the date on which such Mortgage Loan is assigned to the Mortgage Pool (immediately prior to its assignment), subject to the completion of registration or recording of legal title, as described herein.

Save in respect of the Mortgages originated by the CL Originators (legal and beneficial title to which was assigned to GMAC-RFC immediately upon origination), legal title to the Mortgages securing the Mortgage Loans has, since origination, remained, and will remain, with GMAC-RFC. The holding by GMAC-RFC of legal title to Mortgages only recently transferred to or originated by GMAC-RFC will be subject to completion of registration or recording (as applicable) at the Land Registry or the Registers of Scotland as appropriate.

Neither the Issuer nor the Trustee will require legal title to be transferred, conveyed or assigned to the Issuer or apply to the Land Registry or the Registers of Scotland to register or record their interest in such Mortgages except in the limited circumstances referred to below.

Save as mentioned below, notice of the assignment to the Issuer (or, in the case of Scottish Mortgage Loans, the trust granted in favour of the Issuer) and the equitable charge granted by the Issuer in favour of the Trustee will not be given to the Borrowers.

Under the Mortgage Sale Agreement and the Deed of Charge, the Issuer (with the consent of the Trustee) and the Trustee will each be entitled to require legal title to be transferred, conveyed or assigned to the Issuer and to effect such registrations, recordings and give such notices as it considers necessary to protect and perfect the interests respectively of the Issuer (as purchaser) and the Trustee (as chargee) in the Mortgage Loans and the Mortgages, *inter alia*, where (a) it is obliged to do so by law, by court order or by a mandatory requirement of any regulatory authority, (b) an Enforcement Notice (as defined in the Deed of Charge) has been given, (c) the Trustee considers that the Security (as defined in the Deed of Charge) or any part thereof is in jeopardy (including the possible insolvency of GMAC-RFC) or (d) any action is taken for the winding-up, dissolution, administration or reorganisation of GMAC-RFC. These rights are supported by irrevocable powers of attorney given by, inter alios, the Issuer and GMAC-RFC.

As a consequence of neither the Issuer nor the Trustee obtaining legal title to the Mortgages and not registering or recording their respective interest in the Land Registry or the Registers of Scotland (where applicable) a bona fide purchaser from GMAC-RFC for value of any of such Mortgages without notice of any of the interests of the Issuer or the Trustee (and certain similar third parties) might obtain a good title free of any such interest. Further, the rights of the Issuer and the Trustee may be or become subject to equities (for example, rights of set-off as between the relevant Borrowers or insurance companies and GMAC-RFC). However, the risk of third party claims obtaining priority to the interests of the Issuer or the Trustee would be likely to be limited to circumstances arising from a breach by GMAC-RFC of its contractual obligations or fraud, negligence or mistake on the part of GMAC-RFC or the Issuer or their respective personnel or agents.

Furthermore, for so long as neither the Issuer nor the Trustee has obtained legal title to the Mortgage Loans, GMAC-RFC has undertaken pursuant to the Mortgage Sale Agreement to lend its name to any legal proceedings which may be taken in relation to the enforcement of any Mortgage Loans and their related Mortgages.

SALE OF THE MORTGAGE POOL

On the Issue Date, the Issuer will purchase the Completion Mortgage Pool. Each Mortgage Loan in the Completion Mortgage Pool will be a Mortgage Loan in respect of which the relevant Borrower has made at least one scheduled payment of interest and/or interest and principal (each a “**Monthly Payment**”) and such Monthly Payment has been verified by the second Business Day prior to the Issue Date. In addition, further Mortgage Loans may from time to time be included in the Mortgage Pool. These further Mortgage Loans, which will be Further Advances or Substitute Mortgage Loans, will be originated under the same underwriting standards as the Completion Mortgage Pool or may include other types of Mortgage Loans if the Rating Agencies have confirmed that the current ratings of the Rated Notes would not be adversely affected thereby.

23.29(a)(ix)

Consideration

The consideration payable by the Issuer to GMAC-RFC for the Completion Mortgage Pool on the Issue Date consists of (i) an amount equal to the aggregate Balances (as defined below) of the Mortgage Loans comprised in the Completion Mortgage Pool as at the Cut-Off Date (17 November 2004); (ii) the Residuals; and (iii) the MERCs. Interest accruing and all other sums received by GMAC-RFC on the Mortgage Loans up to but not including the Cut-Off Date will be for the account of GMAC-RFC and interest accruing and all other sums received by GMAC-RFC on or after the Cut-Off Date will be for the account of the Issuer.

Warranties and Repurchase

The Mortgage Sale Agreement contains warranties given by GMAC-RFC in relation to the Completion Mortgage Pool. No searches, enquiries or independent investigations have been or will be made by the Issuer or the Trustee, each of whom is relying upon the warranties in the Mortgage Sale Agreement and the results of an audit of the Initial Mortgage Pool.

23.29(a)(vii)

If there is an unremedied or unremediable breach of any of these warranties which could have a material adverse effect on the Mortgage Loan and related Mortgage then GMAC-RFC is required to repurchase the relevant Mortgage Loan and its related Mortgage for a consideration in cash equal to the Balance of the relevant Mortgage Loan and all other amounts due and unpaid under such Mortgage Loan plus accrued and unpaid (but not capitalised) interest less interest not then accrued but paid in advance to the Issuer (which the Issuer shall be entitled to retain) (the “**Repurchase Price**”). Performance of the obligation to repurchase a Mortgage Loan and its related Mortgage will be in satisfaction of all GMAC-RFC's liabilities in respect of the warranties relating to that Mortgage Loan and related Mortgage.

“**Balance**” means, in relation to any Mortgage Loan and on any date, the original principal amount advanced to the Borrower plus any other disbursement, legal expenses, fee, charge or premium capitalised and added to the amounts secured by the relevant Mortgage in accordance with the conditions of the Mortgage Loan on or prior to such date (including, for the avoidance of doubt, capitalised interest) plus, in relation to a Mortgage Loan and the Mortgage relating thereto, any advance of further monies to the Borrower thereof on the security of the relevant Mortgage after the date of completion of such Mortgage Loan (including advances of any retention) less any repayments of such amounts.

The warranties referred to will include, *inter alia*, statements to the following effect:

- (a) each Mortgage Loan and its related Mortgage is valid, binding and enforceable in accordance with its terms, and is non-cancellable, in each case save by virtue of the UTCCR, and each related Mortgage secures the repayment of all advances, interest, costs and expenses payable by the relevant Borrower to GMAC-RFC in priority to any other charges registered against the relevant Property save where the Right-to-Buy Insurance applies;
- (b) subject to completion of any registration or recording which may be pending at the Land Registry or the Registers of Scotland and save where the Right-to-Buy Insurance applies, each Mortgage constitutes a first ranking legal mortgage or first ranking standard security (as the case may be) over the relevant Property;
- (c) no lien or right of set-off or counterclaim has been created or has arisen between GMAC-RFC and any Borrower which would entitle such Borrower to reduce the amount of any payment otherwise due under the relevant Mortgage Loan save in relation to the UTCCR, and save in relation to Section 75 of the Consumer Credit Act;
- (d) save for where the Mortgage Loan is covered by a valid title insurance policy, prior to making a Mortgage Loan to a Borrower, GMAC-RFC (or, in relation to the CL Mortgage Loans, the relevant CL Originator) instructed, or required to be instructed on its behalf, solicitors or licensed conveyancers to carry out in relation to the relevant Property all investigations, searches and other actions that would have been undertaken by GMAC-RFC (or, in relation to the CL Mortgage Loans, the relevant CL Originator) acting in accordance with its normal standard, when advancing money in an amount equal to such advance to an individual to be secured on a property of the kind generally permitted under the Lending Criteria and a certificate of title was received by or on behalf of GMAC-RFC (or, in relation to the CL Mortgage Loans, the relevant CL Originator) from such solicitors or licensed conveyancers which, either initially

- or after further investigation, revealed no material matter which would cause GMAC-RFC or the relevant CL Originator to decline the Mortgage Loan having regard to the Lending Criteria;
- (e) prior to making a Mortgage Loan, the relevant Property was valued by a valuer from the panel of valuers from time to time appointed by GMAC-RFC. That valuer complied with its obligation to GMAC-RFC relating to conflicts of interest, impartiality and independence;
 - (f) prior to making a Mortgage Loan, the nature and amount of such Mortgage Loan, the circumstances of the relevant Borrower and the nature of the relevant Property satisfied the Lending Criteria in all material respects;
 - (g) each Mortgage Loan and its related Mortgage has been made on the terms of GMAC-RFC's mortgage documentation (so far as applicable) or the documentation of the CL Originators, which has not been varied in any material respect;
 - (h) GMAC-RFC or, where applicable, a CL Originator took all reasonable steps to ensure that each Property was at the date of completion of the relevant Mortgage Loan (or, where appropriate, in the case of self-build properties, at the date of completion of the relevant property) insured (i) under a buildings policy arranged by the Borrower with the approval of GMAC-RFC (or, in relation to the CL Mortgage Loans, with the approval of the relevant CL Originators), or (ii) under a Block Buildings Policy or, in relation to certain CL Mortgage Loans, a block buildings policy used by the relevant CL Originator providing equivalent cover, or (iii) with respect to leasehold properties, by the relevant landlord with the approval of GMAC-RFC (or, in relation to the CL Mortgage Loans, with the approval of the relevant CL Originator), and in all cases against risks usually covered by a comprehensive buildings insurance policy and with the interest of GMAC-RFC noted thereon with effect from the origination of the relevant Mortgage Loan (or, in the case of certain CL Mortgage Loans, with effect following the transfer of the Mortgage Loan to GMAC-RFC);
 - (i) no Mortgage Loan was acquired by GMAC-RFC subject to any discount and no Mortgage Loan has been written down by GMAC-RFC in its accounts;
 - (j) no Mortgage Loan has a final maturity beyond the date falling two years prior to the final maturity of the Notes;
 - (k) the interest payable under the Mortgage Loans is determined by reference to: (a) a fixed rate; (b) in the case of LIBOR-linked Mortgage Loans, a fixed margin over LIBOR; (c) in the case of the Tracker Loans, a fixed margin above the Bank of England base rate; or (d) in respect of the SVR Loans, by reference to the SVR (as defined above) subject, in each case, to certain Mortgage Loans having fixed interest rates until one of 16 dates between 1 January 2005 and 1 September 2008, or maturity;
 - (l) the Borrower under each Mortgage Loan has made at least one monthly payment;
 - (m) to the best of GMAC-RFC's knowledge and belief, having made all reasonable enquiries, the Right to Buy Insurance has been complied with; and
 - (n) in the case of each Mortgage Loan (with the exception of 43 Mortgage Loans) secured on leasehold property, the relevant leasehold interest has an unexpired term left to run of not less than 30 years after the maturity of the relevant Mortgage Loan.

ADMINISTRATION OF THE MORTGAGE POOL

Mortgage Administration

23.29(a)

The Administrator

The Administrator will be appointed under the terms of the Administration Agreement dated on or about the Issue Date between, inter alios, the Issuer and the Trustee to administer the Mortgage Loans and the Related Security (as defined in the “*Terms and Conditions of the Notes – Condition 2*”) and to manage all cash transactions and maintain cash management ledgers on behalf of, and as agent for, the Issuer and the Trustee.

Pursuant to the terms of the Administration Agreement, the Administrator is obliged to report on a regular basis to the Trustee and the Issuer on the status and the performance of the Mortgage Pool, the administration of the Mortgage Loans and other matters relating to its administrative functions as described herein.

The appointment of GMAC-RFC as Administrator may be terminated by the Issuer (with the consent of the Trustee) or by the Trustee acting on behalf of the Noteholders and other secured creditors on the occurrence of certain events of default, including non-performance of its obligations under the Administration Agreement or if insolvency or similar events occur in relation to GMAC-RFC.

23.29(g)

In the event that the Administrator ceases to be 100 per cent. directly or indirectly owned by General Motors Acceptance Corporation, the Trustee shall procure that the Administrator appoints a back-up administrator which has been approved in writing by the Rating Agencies and the Trustee.

The Administrator may administer mortgage loans other than the Mortgage Loans.

Collection of Payments

The Administrator is responsible for collecting payments made by Borrowers in respect of the Mortgage Loans which will be made into one of the GMAC-RFC Accounts. The amounts standing to the credit of the GMAC-RFC Accounts will be transferred on a daily basis into the Issuer Transaction Account to the extent they represent receipts in respect of Mortgage Loans within the Mortgage Pool. Approximately 95.93 per cent. of the payments from the Borrowers are made by direct debit and the remaining 4.07 per cent. are made by cash, cheques, paying-in books and standing orders. Although Borrowers have the option of choosing from the various methods of payments, GMAC-RFC seeks to obtain payments by direct debit. Borrowers who choose to make payments by direct debit complete a direct debit mandate, the details of which are supplied to the banks by the Automated Unpaid Direct Debit Information System (“**AUDDIS**”). Three days prior to the relevant Mortgage Payment Date, the Administrator sends a file to the Bankers Automated Clearing System (“**BACS**”) of all direct debit payments. Currently, one of the GMAC-RFC Accounts is credited on the first, the fifteenth and the last working day of each month for Mortgage Loans. Payments by methods other than direct debit are received throughout the month. The Administrator will receive on-line and written confirmation from BACS of the direct debits. The Administrator will also receive information on the rejection of direct debits with a description of the rejection. To the extent possible the Administrator will resubmit the direct debits two weeks after the first submission of the direct debit and a fixed fee will be debited to the Borrower’s Mortgage Loan. For so long as the Mortgage Loans are serviced by HML, payments made other than by direct debit will be paid via HML, which will deposit such funds in the Collection Account within one day of receipt. See “*Sub-Contracting by the Administrator*”. All amounts received from Borrowers in the GMAC-RFC Accounts and credited to the Collection Account will be transferred daily from the Collection Account to the Issuer Transaction Account.

23.29(e)(iv)

All amounts credited to the GMAC-RFC Accounts, the Collection Account and the Expenses Account are held on trust, express or implied, by the Administrator for relevant beneficiaries including the Issuer. The trusts in favour of the Issuer are in respect of all amounts credited to the GMAC-RFC Accounts and the Collection Account which represent receipts in respect of the Mortgage Loans within the Mortgage Pool.

The GMAC-RFC Accounts, the Collection Account and the Expenses Account are held with Barclays Bank PLC.

The GMAC-RFC Accounts, the Collection Account, the Expenses Account and the Issuer Transaction Account will be operated by the Administrator in accordance with the Bank Agreement, and the GIC Account will be operated by the Administrator in accordance with the Guaranteed Investment Contract, until the Account Bank receives notice that an Enforcement Notice has been served. The Account Bank will operate the GMAC-RFC Accounts, the Issuer Transaction Account and the GIC Account in accordance with the instructions of the Administrator.

Arrears and Default Procedures

The Administrator will endeavour to collect payments due under the Mortgage Loans in accordance with the arrears procedures guidelines, but having regard to the circumstances of the relevant Borrower in each case. When a direct debit has been rejected after the second resubmission or a payment has not been received during the month for other methods of payments, the Administrator will follow the arrears procedures guidelines to collect the payment due under the

Mortgage Loan. The procedures include telephone calls to the Borrower to assess the circumstances of the Borrower in arrears in order to find a solution to any financial difficulties, letters requesting payment and visits by a field counsellor to the premises of the Borrower. When the Borrower has missed a second payment, the procedures will usually include taking legal action for possession of the relevant Property and the subsequent sale of that Property. The time involved (assuming the instigation of legal proceedings) from the point when a second payment is missed by the Borrower to the Administrator taking possession of the Property may be approximately nine to twelve months; however, there can be significant variations in the time taken to sell repossessed Properties. A court has discretion (the scope of which may be narrower in Scotland) as to whether, on application by a lender, it will order the borrower to vacate the property pursuant to a possession order after a default. A lender will usually apply for such an order so that it can sell the property with vacant possession. Broadly, the net proceeds of sale of the Property after payment of the costs and expenses of the sale would be applied against the sums owing from the Borrower to the extent necessary to discharge the Mortgage Loan. The Administrator will attempt to recover any shortfall from the Borrower to the extent that in its reasonable judgment it is cost-effective to do so. The Administrator will be forced to take such action in a minority of cases and, in such cases, the Administration Agreement provides for expenses to be paid to the Administrator in the event of recovery.

Until recently, on court applications being made by the lender for the relevant enforcement remedies (once a default by the Borrower had been established by one of the methods detailed in the preceding paragraph), the Scottish courts were bound (except in very limited circumstances) to grant the enforcement remedies sought. This position has been altered by the Mortgage Rights (Scotland) Act 2001, which was brought into force on 3 December 2001. The principal effect of this Act is to confer on the court discretion, on the application of the Borrower (or the Borrower's spouse or partner) within certain time limits, to suspend the exercise of the lender's enforcement remedies for such period and to such extent as the court considers reasonable in the circumstances, having regard amongst other factors to the nature of the default, the applicant's ability to remedy it and the availability of alternative accommodation.

Sub-Contracting by the Administrator

The Administrator is permitted in specified circumstances, or with the prior written consent of the Issuer and the Trustee, to sub-contract or delegate its obligations under the Administration Agreement subject to the proposed arrangement not adversely affecting the current ratings of the Rated Notes assigned by the Rating Agencies.

The Administrator has entered into an agreement with HML whereby HML provides mortgage settlement and related administration services for the Administrator's post-completion activities, including in relation to the Mortgage Loans. These services include payments collection, title deeds, buildings insurance, redemptions, services for further advances and for release of retentions, financial control and reporting services, as well as general customer services, in accordance with the Administration Agreement and the Administrator's other policies and procedures. Under the sub-contracting agreement, cash and cheques received by HML from Borrowers are required to be transferred to the Collection Account on the following business day. Direct debit payments continue to be made to a GMAC-RFC Account. HML is also responsible for arrears management but has only limited discretion in that regard and will act under the direct supervision of the Administrator, subject to a detailed collections policy.

The sub-contracting agreement relates solely to post-completion services. GMAC-RFC Limited continues to manage its new business – including underwriting and application processing up to and including completion – from its Head Office in Bracknell, Berkshire, and remotely through the Remote Processors and CL Originators.

The Issuer and the Trustee will consent to the sub-contracting of these activities to HML pursuant to the Administration Agreement to be entered into on or before the Issue Date.

Notwithstanding the sub-contracting to HML or any other sub-contracting or delegation of the performance of any of its obligations under the Administration Agreement, the Administrator will remain primarily responsible for the performance of its obligations under the Administration Agreement.

Administration Fees

The Administration Agreement makes provision for payments to be made to the Administrator. On each Payment Date, the Issuer will pay to the Administrator an administration fee (the "**Administration Fee**") (plus Value Added Tax, if any), such fee being an amount equal to one quarter of 0.15 per cent. per annum of the average total principal Balance of the Mortgage Loans outstanding on the first day of each of the three months immediately prior to the relevant Determination Date.

23.29(e)(vi)

If the appointment of the Administrator is terminated and a substitute administrator which is not an affiliate of GMAC-RFC is appointed, the figure of 0.15 per cent. per annum referred to in the paragraph above will be replaced with a figure agreed with such substitute administrator in accordance with the procedures set out in the Administration Agreement, subject always to the consent of the Trustee.

The Administrator will be entitled to receive from the Issuer for its own account any commissions from insurers out of premiums paid by Borrowers to the Issuer as a result of the Administrator having placed building insurance in relation to the Mortgage Loans with such insurers.

The Administration Fee, certain costs and expenses of the Administrator or any substitute administrator and the aforesaid commissions are to be paid as provided in the Pre-Enforcement Priority of Payments. This order of priority has been agreed with a view to procuring the continuing performance by the Administrator of its duties in relation to the Issuer, the Mortgage Loans, the Notes, the MERCs and the Residuals.

Repayment

A Borrower may repay all or any part of the relevant Mortgage Loan at any time before the end of the mortgage term (a "**Mortgage Early Repayment Amount**"), subject to the Borrower paying any applicable early repayment charge calculated on the basis provided under the Mortgage Loan (the "**Mortgage Early Repayment Charge**"). Any amount received by the Issuer in respect of a Mortgage Early Repayment Charge will be for the benefit of the MERC Holders and will not be applied towards repayment of any amounts outstanding on the Notes. Interest is calculated on the reduced balance starting with the next following interest period.

The Mortgage Early Repayment Charges for the Mortgage Loans are calculated as a percentage of the Mortgage Early Repayment Amount.

Early repayment will generally occur in two circumstances: (a) a Borrower may voluntarily prepay all or part of the Mortgage Loan or (b) a Borrower may default (or another event of acceleration may occur) and Enforcement Procedures, including the sale of the Property, may take place.

If a Borrower defaults and Enforcement Procedures are initiated, the proceeds arising from such Enforcement Procedures, including the sale proceeds of the relevant Property may be insufficient to repay the entirety of the amounts owed by the Borrower under the Mortgage Loan.

Under the Administration Agreement, the Administrator will be responsible for handling the procedures connected with the redemption of Mortgage Loans and is authorised by the Trustee and the Issuer to release the relevant Mortgage Loan documents to the person or persons entitled thereto upon redemption. The Administrator may charge a fixed fee for the procedures in connection with the redemption.

Further Advances and Substitution

The Issuer may make Further Advances to Borrowers after each Mortgage Loan has completed or thereafter subject to the following:

23.29(a)(iv)
23.29(a)(x)

- (a) the relevant Borrower should not be in material breach of any of the conditions of the relevant Borrower's existing mortgage and during the six-month period prior to the making of any Further Advance, the relevant Borrower is not in arrears of any payment;
- (b) in making the Further Advance, the Lending Criteria and all eligibility criteria are met (subject to permitted exceptions to such criteria as described in "*The Mortgage Pool – Lending Criteria – Discretion to Lend Outside Lending Criteria*");
- (c) the provisions of the Consumer Credit Act and the regulations promulgated thereunder and all other relevant laws, regulations, authorisations and permissions have been complied with to the extent that they apply to any such Further Advance;
- (d) prior to making the Further Advance no second mortgage, charge or standard security has been created over the relevant Property unless such second mortgage, charge or standard security has been expressly postponed by deed to the Mortgage securing such Further Advance or unless the loan secured by such second charge is to be, and is, redeemed out of the proceeds of the Further Advance simultaneously with the making of the Further Advance;
- (e) no Enforcement Notice has been given by the Trustee which remains in effect;
- (f) the amount of the Further Advance (together with all other Further Advances made with respect to other Mortgage Loans and the aggregate balances of Substitute Mortgage Loans acquired by the Issuer on that day) when added to the amount of any Further Advances previously made and the aggregate balances of Substitute Mortgage Loans previously purchased does not exceed 10 per cent. of the aggregate Balances of the Mortgage Loans on the Issue Date, save the figure of 10 per cent. referred to above may be increased from time to time upon the Rating Agencies agreeing that such increase will not adversely affect the current ratings by the Rating Agencies of the Offered Notes and subject to the consent of the Trustee;
- (g) GMAC-RFC is not in breach of any obligation on its part to repurchase any Mortgage Loan in accordance with the Mortgage Sale Agreement;

- (h) the amount of the Further Advance (together with all other Further Advances made with respect to other Mortgage Loans on that day) does not exceed an amount equal to the aggregate of the Available Capital Funds at such time and the amount standing to the credit of the Further Advances Ledger at such time;
- (i) the effect of the Further Advance would not be to extend the final maturity date of the Mortgage Loan to beyond the date falling two years prior to the final maturity of the Notes;
- (j) the Issuer has no reason to believe that the making of the relevant Further Advance will adversely affect the current ratings of the Rated Notes; and
- (k) all conditions set out in the Administration Agreement relating to Further Advances have been satisfied.

All Further Advances made by GMAC-RFC on behalf of the Issuer will be covered by the existing Mortgage and will not create a second charge. This notwithstanding, GMAC-RFC may make an advance to a Borrower secured by a second or more junior charge on a Property or related security provided that such advance is made as a separate loan that will not be included in the Mortgage Pool and GMAC-RFC's security for such advance ranks in priority of payment after the priority of the relevant Mortgage Loan in the Mortgage Pool.

At any time that GMAC-RFC is entitled or obliged to repurchase a Mortgage Loan, GMAC-RFC will be entitled to sell to the Issuer a Mortgage Loan (a "**Substitute Mortgage Loan**") subject to the following conditions:

- (a) the Substitute Mortgage Loan will not, unless confirmed by the Trustee and the Rating Agencies as not affecting the current ratings of the Rated Notes, be a different type of Mortgage Loan to those Mortgage Loans in the Completion Mortgage Pool;
- (b) all conditions set out in the Mortgage Sale Agreement and the Administration Agreement relating to the sale and purchase of Substitute Mortgage Loans will be satisfied;
- (c) if the Substitute Mortgage Loan is secured by a Scottish Mortgage, the Issuer and Trustee will obtain a legal opinion from Scottish counsel in respect of such Substitute Mortgage Loan confirming that the documents are legal, valid and binding in relation to such Substitute Mortgage Loan under Scots law;
- (d) no Enforcement Notice has been given by the Trustee which remains in effect;
- (e) GMAC-RFC is not in breach of any obligation on its part to repurchase any Mortgage Loan in accordance with the Mortgage Sale Agreement; and
- (f) the balance of the Substitute Mortgage Loan to be sold (together with the amount of all Further Advances made and the aggregate balances of the other Substitute Mortgage Loans acquired by the Issuer on that day) when added to the amount of any Further Advances previously made and the aggregate balances of Substitute Mortgage Loans previously purchased does not exceed 10 per cent. of the aggregate Balances of the Mortgage Loans on the Issue Date, save that the figure of 10 per cent. referred to above may be increased from time to time upon the Rating Agencies agreeing that such increase will not adversely affect the current ratings by the Rating Agencies of the Rated Notes and subject to the consent of the Trustee.

Conversion of Mortgage Loans

The Issuer is not permitted to convert a Mortgage Loan into any other type of mortgage product. To the extent the Administrator receives a request from a Borrower to convert a Mortgage Loan into another type of mortgage product, the Administrator may approve the conversion of the Mortgage Loan if the request complies with its standard policies and procedures. GMAC-RFC will be required under the Mortgage Sale Agreement to repurchase the Mortgage Loan before it is converted, provided that the cumulative total principal amount of Mortgage Loans so repurchased may not exceed 1 per cent. of the total Principal Amount Outstanding of the Notes on the Issue Date. In any event, if a Borrower pursues a conversion to another mortgage product, the inability of the Issuer to agree to conversions and retain converted Mortgage Loans in the Mortgage Pool may lead to an early repayment of the Offered Notes in respect of the Mortgage Loan concerned.

Information and Reporting

The Administrator is, under the Administration Agreement, responsible for keeping and maintaining records, on a Mortgage Loan-by-Mortgage Loan basis, and shall prepare quarterly management accounts in respect of the Issuer for the Issuer and the Trustee, to be delivered to the Issuer, the Trustee and to the Rating Agencies, if requested within thirty days of the end of each three-month period. The Administrator shall also, prior to the end of each month following each Payment Date, deliver to the Issuer, the Rating Agencies and the Trustee the form of a quarterly report prescribed by the Administration Agreement.

In addition, the Administrator shall give notice to the Rating Agencies and the Trustee of (i) the Offered Notes being repaid in full; (ii) any repurchase of any Mortgage Loan by GMAC-RFC pursuant to the Mortgage Sale Agreement; and (iii) the occurrence of any Event of Default under the Notes.

REGULATION OF THE UK RESIDENTIAL MORTGAGE MARKET

Until 31 October 2004, mortgage business in the United Kingdom was self-regulated under the mortgage code (the “**Mortgage Code**”) sponsored by the Council of Mortgage Lenders (the “**CML**”) and policed by the Mortgage Code Compliance Board (the “**MCCB**”). Membership of the CML and compliance with the Mortgage Code were voluntary. The Mortgage Code set out a minimum standard of good mortgage practice. Since 30 April 1998, lender-subscribers to the Mortgage Code were not able to accept mortgage business introduced by intermediaries who were not registered with the appropriate self-regulatory body, which was (before 1 November 2000) the Mortgage Code Register of Intermediaries or (on and from 1 November 2000 until 31 October 2004) the MCCB.

The following summary of certain regulatory considerations does not discuss all aspects of applicable legislation and other authorities which may be important to prospective investors.

On and from 31 October 2004 (the date known as “**N(M)**”), rules and regulations came into force under the FSM Act in relation to the regulation of mortgages; the FSA is the regulator under this regime.

The scope of mortgage regulation is set out in the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 (SI 2001/544), as amended (the “**Order**”).

The following activities: (i) entering into as lender; (ii) administering; (iii) arranging; and (iv) advising on regulated mortgage contracts, together with agreeing to do any of these activities, are regulated activities under the FSM Act. A mortgage contract will be a regulated mortgage contract if, at the time it is entered into: (a) the borrower is an individual or trustee; (b) the contract provides for the obligation of the borrower to repay to be secured by a first legal mortgage on land (other than timeshare accommodation) in the United Kingdom; and (c) at least 40 per cent. of that land is used, or is intended to be used, as or in connection with a dwelling by the borrower or (in the case of credit provided to trustees) by an individual who is a beneficiary of the trust, or by a related person. A variation of a Mortgage Loan may also fall within the regime insofar as, on or after 31 October 2004, it amounts to a new contract (and otherwise satisfies the definition of regulated mortgage contract).

Each entity carrying on a regulated activity under the FSM Act is required to hold authorisation and permission from the FSA to carry on that activity. If requirements as to authorisation of lenders and brokers are not complied with, the regulated mortgage contract is unenforceable against the borrower except with the approval of a court. Generally, each financial promotion relating to a regulated mortgage contract (or other credit agreement secured by a mortgage on land, where the lender is authorised by the FSA to enter into regulated mortgage contracts) has to be issued or approved by a person holding authorisation and permission from the FSA. If such requirements as to financial promotions are not complied with, the regulated mortgage contract (or other credit agreement) is unenforceable against the borrower except with the approval of a court.

Failure to comply with requirements as to authorisation and as to the issue and approval of advertisements is a criminal offence.

Mortgage contracts entered into before N(M) and subsequently varied are not regulated under these rules. However, mortgage contracts that were entered into before N(M) but are subsequently changed such that a new contract is entered into (and that contract constitutes a regulated mortgage contract), together with contracts entered into on and after N(M), are regulated under the new rules.

The FSA’s Mortgages: Conduct of Business Sourcebook (“**MCOB**”) sets out its conduct of business rules in respect of regulated mortgage activities. These rules cover, amongst other things, pre-contract, start of contract and post-sale disclosures, rules on contract changes, charges, arrears and repossessions and certain pre-origination matters, such as financial promotions, and draft pre-application illustrations. MCOB came into force on N(M).

Rules also came into force on N(M) relating to the prudential and authorisation requirements placed on authorised persons in respect of regulated mortgage activities, and regulating and extending the appointed representatives regime, which previously applied to investment businesses, to cover mortgages on and from that date.

Article 90 of the Order states that regulated mortgage contracts under the FSM Act will not be regulated by the Consumer Credit Act. This carve-out only affects mortgages entered into on or after N(M). Before N(M), the Consumer Credit Act was the relevant legislation.

A court order will be necessary to enforce a Mortgage securing a Mortgage Loan to the extent that it is a regulated mortgage contract that would otherwise be regulated by the Consumer Credit Act or be treated as such. In dealing with such application the court has the power, if it appears just to do so, to amend a Mortgage Loan or to impose conditions upon its performance or to make a time order (for example, giving extra time for arrears to be cleared).

GMAC-RFC's mortgage lending business, its CL Originators' and Remote Processors' business, (in some cases) the Packers' mortgage business, the Administrator's mortgage administration business, GMAC-RFC's brokers' mortgage arranging and advisory business, and (depending on the circumstances) the mortgage business of its other intermediaries, constitutes regulated activities.

It is likely that the Issuer's business (save, depending on the circumstances, in respect of Further Advances) and the Trustee's business would not constitute a regulated activity, if the Issuer and Trustee arranged for mortgage administration to be carried out by an administrator having the required permission. If such arrangement terminates, however, the Issuer and Trustee will have a period of no more than a month in which to arrange for mortgage administration to be carried out by any replacement administrator having the required permission.

GMAC-RFC has received all requisite authorisations and permissions from the FSA to carry on all of its activities which were regulated activities on and from N(M).

Non-Status Lending Guidelines for Lenders and Brokers and Responsible Lending

GMAC-RFC follows the Guidelines which were issued by the Office of Fair Trading on 18 July 1997 and revised in November 1997.

The Guidelines regulate the activities of lenders in relation to their activities in the non-standard residential mortgage market in areas such as advertising and marketing, loan documentation and contract terms, the relationship between lenders and brokers, selling methods, underwriting, dual interest rates and early redemption payments.

The actions of any broker or other intermediary involved in marketing the lender's products can jeopardise the lender's fitness to hold a consumer credit licence, and the Guidelines make clear that lenders must take all reasonable steps to ensure that such brokers and other intermediaries comply with the Guidelines and all relevant statutory requirements. This is so even if the lender has no formal or informal control or influence over the broker.

The Guidelines provide that lenders must carry on responsible lending, with all underwriting decisions being subject to a proper assessment of the borrower's ability to repay, taking into account all relevant circumstances, such as the purpose of the loan, the borrower's income, outgoings, employment and previous credit history. Lenders must take all reasonable steps to verify the accuracy of information provided by borrowers on or in support of the loan application and all underwriting staff must be properly trained and supervised.

Charges payable on any early redemption (in whole or in part) are also restricted under the Guidelines. Essentially, partial repayments must be permitted and any early repayment charges must do no more than cover the costs reasonably incurred by the lender in processing the payments. Certain lenders had previously used the Rule of 78 to set the charges due from borrowers on early redemption, but the Guidelines state that this is unfair and oppressive and that lenders must discontinue its use at the earliest opportunity for loans not regulated by the Consumer Credit Act. GMAC-RFC has never used the Rule of 78 to set such charges.

Lenders regulated by the FSM Act are subject to requirements as to "responsible lending". They are required to take account of the borrower's ability to repay before deciding to enter into a regulated mortgage contract or to make further advances on such contract. They are also required to put in place, and to operate in accordance with, a written policy on responsible lending.

WEIGHTED AVERAGE LIVES OF THE OFFERED NOTES

Weighted average life refers to the average amount of time that will elapse from the date of issuance of a security to the date of distribution to the investor of amounts distributed in net reduction of principal of such security (assuming no losses). The weighted average lives of the Offered Notes will be influenced by, among other things, the actual rate of redemption of the Mortgage Loans and the extent to which Available Revenue Funds are sufficient to cover any Principal Deficiencies.

The model used in this Offering Circular for the Mortgage Loans represents an assumed constant per annum rate of prepayment ("CPR") each month relative to the then outstanding principal balance of a pool of mortgages. CPR does not purport to be either an historical description of the prepayment experience of any pool of mortgage loans or a prediction of the expected rate of prepayment of any mortgage loans, including the Mortgages to be included in the Completion Mortgage Pool.

The following tables were prepared based on the characteristics of the Mortgage Loans included in the Mortgage Pool and the following additional assumptions (the "Modelling Assumptions"):

- (a) there are no arrears (other than those specified herein) or enforcements;
- (b) no Mortgage Loan is sold by the Issuer;
- (c) no Principal Deficiency arises;
- (d) GMAC-RFC are not in breach of the terms of the Mortgage Sale Agreement;
- (e) no Mortgage Loan is repurchased by GMAC-RFC;
- (f) no Substitute Mortgage Loans are purchased;
- (g) no Further Advances are made;
- (h) the portfolio mix of loan characteristics remains the same throughout the life of the Notes;
- (i) following the expiry of the fixed rate/discount period (if applicable), the interest rate on each Mortgage Loan is equal to LIBOR plus a fixed margin or the Bank of England base rate plus a fixed margin or SVR;
- (j) the Offered Notes are issued on 15 December 2004 and all payments on the Offered Notes are received on the 12th day of every third calendar month commencing from 12 March 2005;
- (k) LIBOR is equal to 4.95 per cent. and is applied both to the aggregate Base Currency PAO and the Mortgage Loans;
- (l) the Bank of England base rate is equal to 4.75 per cent.;
- (m) in the case of tables stating "with optional redemption" the Offered Notes are redeemed at their Principal Amount Outstanding on the earlier of the Payment Date following the Payment Date on which the aggregate Base Currency PAO of the Offered Notes is less than 10 per cent. of the initial Principal Amount Outstanding of the Offered Notes;
- (n) interest on the Offered Notes is always calculated on the basis of actual days elapsed in a 365 year (without adjustment);
- (o) the Offered Notes will be redeemed in accordance with the Conditions.

<i>Collateral Line</i>	<i>Current Principal Balance (£)</i>	<i>Mortgage Rate (%)</i>	<i>Fully Indexed Margin (%)</i>	<i>Remaining Term to Maturity (months)</i>	<i>Next Interest Reset (months)</i>	<i>Interest Only Period (months)</i>	<i>Discount (%)</i>	<i>Months to Full Floating Rate</i>
1 ¹	51,620,861.47	6.452	1.7024	260	1	259	0.0000	1
2	17,257,822.40	6.536	1.7838	283	1	0	0.0000	1
3	156,785,701.19	5.662	2.0192	255	1	254	1.1067	19
4	73,452,367.57	5.683	2.0431	274	1	0	1.1101	16
5	101,800,181.00	5.793	2.0412	270	20	269	0.0000	20
6	63,039,467.01	5.978	2.0840	285	20	0	0.0000	20
7 ²	145,757,484.75	6.457	3.0068	265	1	264	1.4997	8
8	148,302,868.51	6.282	2.8204	274	1	0	1.4889	9
9	12,249,151.17	6.656	2.3142	270	21	269	0.0000	21
10	18,639,688.02	6.713	2.2461	279	22	0	0.0000	22
11	6,589,032.69	7.871	2.9210	241	1	240	0.0000	1
12	4,505,374.23	7.457	2.5068	273	1	0	0.0000	1

¹ Collateral lines 1-6 are linked to BBR.

² Collateral lines 7-12 are linked to LIBOR.

Structuring the actual characteristics and performance of the Mortgage Loans are likely to differ from the assumptions. The following tables are hypothetical in nature and are provided only to give a general sense of how the principal cash flows might behave under varying prepayment scenarios. For example, it is not expected that the Mortgage Loans will prepay at a constant rate until maturity, that all of the Mortgage Loans will prepay at the same rate or that there will be no defaults or delinquencies on the Mortgage Loans. Moreover, the diverse remaining terms to maturity and mortgage rates of the Mortgage Loans could produce slower or faster principal distributions than indicated in the tables at the various percentages of CPR specified, even if the weighted average remaining term to maturity and weighted average mortgage rates of the Mortgage Loans are as assumed. Any difference between such assumptions and the actual characteristics and performance of the Mortgage Loans, or actual prepayment of loss experience, will affect the percentage of the initial amount outstanding of the Offered Notes which are outstanding over time and cause the weighted average lives of the Offered Notes to differ (which difference could be material) from the corresponding information in the tables for each indicated percentage CPR.

The weighted average lives shown below were determined by (i) multiplying the net reduction, if any, of the Principal Amount Outstanding of each class of Offered Notes by the number of years from the date of issuance of the Offered Notes to the related Payment Date, (ii) adding the results and dividing the sum by the aggregate of the net reductions of the Principal Amount Outstanding described in (i) above.

Subject to the foregoing discussion and assumptions, the following tables indicate the weighted average lives of the A1 Notes, the A2 Notes, the M1 Notes, the M2 Notes and the B1 Notes. These average lives have been calculated on a 30/360 basis.

**Percentage of the Original Principal Amount Outstanding of the A1 Notes at the Specified CPRs
(Without Optional Redemption)**

<u>Date</u>	<u>0%</u>	<u>15%</u>	<u>20%</u>	<u>25%</u>	<u>30%</u>	<u>35%</u>	<u>40%</u>	<u>15%/35%¹</u>
15 December 04	100▲	100▲	100▲	100▲	100▲	100▲	100▲	100▲
12 December 05	94.7	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 06	89.5	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 07	84.1	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 08	78.3	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 09	72▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 10	65.3	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 11	58.1	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 12	50.4	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 13	42.1	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 14	33.1	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 15	23.5	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 16	13.2	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 17	2▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 18	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 19	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 20	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 21	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 22	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 23	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 24	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 25	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 26	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 27	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 28	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 29	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 30	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 31	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 32	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 33	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 34	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
Weighted Average Life (years)	7.68	0.59	0.47	0.40	0.35	0.32	0.29	0.59
Payment Window (start)	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05
Payment Window (end)	Mar-18	Dec-05	Sep-05	Sep-05	Jun-05	Jun-05	Jun-05	Dec-05
(With Optional Redemption)								
Weighted Average Life (years)	7.68	0.59	0.47	0.40	0.35	0.32	0.29	0.59
Payment Window (start)	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05	Mar-05
Payment Window (end)	Mar-18	Dec-05	Sep-05	Sep-05	Jun-05	Jun-05	Jun-05	Dec-05

¹This relates to a CPR of 15 per cent. for the first 12 months followed by a CPR of 35 per cent. following the first 12 months.

**Percentage of the Original Principal Amount Outstanding of the A2 Notes at the Specified CPRs
(Without Optional Redemption)**

Date	0%	15%	20%	25%	30%	35%	40%	15%/35% ¹
15 December 04	100▲	100▲	100▲	100▲	100▲	100▲	100▲	100▲
12 December 05	100▲	99.2	92.6	85.9	79.2	72.6	65.9	99.2
12 December 06	100▲	81.5	70.6	60.3	50.7	43.3	36.7	59▲
12 December 07	100▲	66.5	53.1	43.2	35.2	27.9	21.9	37▲
12 December 08	100▲	53.8	42.1	32.1	24.4	18▲	13▲	23.8
12 December 09	100▲	44.7	33.3	23.8	16.9	11.6	7.7	15.3
12 December 10	100▲	37.6	26.4	17.7	11.7	7.4	4.6	9.9
12 December 11	100▲	31.6	20.9	13.1	8.1	4.8	2.7	6.3
12 December 12	100▲	26.5	16.5	9.7	5.6	3.1	1.6	4.1
12 December 13	100▲	22.2	13▲	7.2	3.9	2▲	1▲	2.6
12 December 14	100▲	18.6	10.2	5.3	2.7	1.3	0.6	1.7
12 December 15	100▲	15.6	8.1	3.9	1.8	0.8	0.3	1.1
12 December 16	100▲	13▲	6.3	2.9	1.3	0.5	0.2	0.7
12 December 17	100▲	10.8	5▲	2.1	0.9	0.3	0.1	0.4
12 December 18	98▲	9▲	3.9	1.6	0.6	0.2	0.1	0.3
12 December 19	95.4	7.5	3▲	1.1	0.4	0.1	0▲	0.2
12 December 20	92.6	6.2	2.4	0.8	0.3	0.1	0▲	0.1
12 December 21	89.5	5.1	1.8	0.6	0.2	0.1	0▲	0.1
12 December 22	86.3	4.2	1.4	0.4	0.1	0▲	0▲	0▲
12 December 23	82.8	3.5	1.1	0.3	0.1	0▲	0▲	0▲
12 December 24	79▲	2.8	0.8	0.2	0.1	0▲	0▲	0▲
12 December 25	73.9	2.3	0.6	0.2	0▲	0▲	0▲	0▲
12 December 26	37.3	1.1	0.3	0.1	0▲	0▲	0▲	0▲
12 December 27	0.7	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 28	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 29	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 30	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 31	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 32	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 33	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 34	0▲	0▲	0▲	0▲	0▲	0▲	0▲	0▲

Weighted Average Life (years) 20.79 6.23 4.76 3.75 3.08 2.57 2.19 3.20

Payment Window (start) Mar-18 Dec-05 Sep-05 Sep-05 Jun-05 Jun-05 Jun-05 Dec-05
 Payment Window (end) Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28

(With Optional Redemption)

Weighted Average Life (years) 20.78 5.81 4.37 3.43 2.83 2.35 2.01 2.99

Payment Window (start) Mar-18 Dec-05 Sep-05 Sep-05 Jun-05 Jun-05 Jun-05 Dec-05
 Payment Window (end) Sep-27 Jun-18 Mar-15 Dec-12 Sep-11 Jun-10 Sep-09 Mar-11

¹This relates to a CPR of 15 per cent. for the first 12 months followed by a CPR of 35 per cent. following the first 12 months.

**Percentage of the Original Principal Amount Outstanding of the M1 Notes at the Specified CPRs
(Without Optional Redemption)**

<u>Date</u>	<u>0%</u>	<u>15%</u>	<u>20%</u>	<u>25%</u>	<u>30%</u>	<u>35%</u>	<u>40%</u>	<u>15%/35%¹</u>
15 December 04	100▲	100▲	100▲	100▲	100▲	100▲	100▲	100▲
12 December 05	100▲	100▲	100▲	100▲	100▲	100▲	100▲	100▲
12 December 06	100▲	100▲	100▲	100▲	100▲	89.6	77.2	100▲
12 December 07	100▲	100▲	100▲	86.2	69.4	57.8	45.9	71.9
12 December 08	100▲	100▲	79.3	64.1	48.2	37.2	27.3	46.3
12 December 09	100▲	87.9	62.8	47.6	33.4	24▲	16.2	29.8
12 December 10	100▲	73.9	49.7	35.3	23.1	15.4	9.6	19.2
12 December 11	100▲	62.1	39.3	26.2	16▲	9.9	5.7	12.3
12 December 12	100▲	52.1	31.1	19.4	11.1	6.4	3.4	7.9
12 December 13	100▲	43.7	24.5	14.3	7.6	4.1	2▲	5.1
12 December 14	100▲	36.6	19.3	10.6	5.3	2.6	1.2	3.2
12 December 15	100▲	30.6	15.2	7.8	3.6	1.7	0.7	2.1
12 December 16	100▲	25.5	11.9	5.8	2.5	1.1	0.4	1.3
12 December 17	100▲	21.3	9.4	4.2	1.7	0.7	0.2	0.8
12 December 18	100▲	17.7	7.3	3.1	1.2	0.4	0.1	0.5
12 December 19	100▲	14.7	5.7	2.3	0.8	0.3	0.1	0.3
12 December 20	100▲	12.2	4.5	1.7	0.5	0.2	0▲	0.2
12 December 21	100▲	10.1	3.5	1.2	0.4	0.1	0▲	0.1
12 December 22	100▲	8.3	2.7	0.9	0.3	0.1	0▲	0.1
12 December 23	100▲	6.8	2.1	0.6	0.2	0▲	0▲	0.1
12 December 24	100▲	5.6	1.6	0.5	0.1	0▲	0▲	0▲
12 December 25	100▲	4.5	1.2	0.3	0.1	0▲	0▲	0▲
12 December 26	80.2	2.1	0.5	0.1	0▲	0▲	0▲	0▲
12 December 27	1.4	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 28	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 29	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 30	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 31	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 32	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 33	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
12 December 34	0	0▲	0▲	0▲	0▲	0▲	0▲	0▲
Weighted Average Life (years)	22.26	9.77	7.31	5.95	4.84	4.14	3.54	4.64
Payment Window (start)	Jun-26	Jun-09	Mar-08	Sep-07	Mar-07	Dec-06	Sep-06	Jun-07
Payment Window (end)	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28

(With Optional Redemption)

Weighted Average Life (years)	22.25	8.93	6.59	5.30	4.35	3.68	3.17	4.23
Payment Window (start)	Jun-26	Jun-09	Mar-08	Sep-07	Mar-07	Dec-06	Sep-06	Jun-07
Payment Window (end)	Sep-27	Jun-18	Mar-15	Dec-12	Sep-11	Jun-10	Sep-09	Mar-11

¹This relates to a CPR of 15 per cent. for the first 12 months followed by a CPR of 35 per cent. following the first 12 months.

**Percentage of the Original Principal Amount Outstanding of the M2 Notes at the Specified CPRs
(Without Optional Redemption)**

Date	0	15%	20%	25%	30%	35%	40%	15%/35% ¹
15 December 04	100	100	100	100	100	100	100	100
12 December 05	100	100	100	100	100	100	100	100
12 December 06	100	100	100	100	100	89.6	77.2	100
12 December 07	100	100	100	86.2	69.4	57.8	45.9	71.9
12 December 08	100	100	79.3	64.1	48.2	37.2	27.3	46.3
12 December 09	100	87.9	62.8	47.6	33.4	24	16.2	29.8
12 December 10	100	73.9	49.7	35.3	23.1	15.4	9.6	19.2
12 December 11	100	62.1	39.3	26.2	16	9.9	5.7	12.3
12 December 12	100	52.1	31.1	19.4	11.1	6.4	3.4	7.9
12 December 13	100	43.7	24.5	14.3	7.6	4.1	2	5.1
12 December 14	100	36.6	19.3	10.6	5.3	2.6	1.2	3.2
12 December 15	100	30.6	15.2	7.8	3.6	1.7	0.7	2.1
12 December 16	100	25.5	11.9	5.8	2.5	1.1	0.4	1.3
12 December 17	100	21.3	9.4	4.2	1.7	0.7	0.2	0.8
12 December 18	100	17.7	7.3	3.1	1.2	0.4	0.1	0.5
12 December 19	100	14.7	5.7	2.3	0.8	0.3	0.1	0.3
12 December 20	100	12.2	4.5	1.7	0.5	0.2	0	0.2
12 December 21	100	10.1	3.5	1.2	0.4	0.1	0	0.1
12 December 22	100	8.3	2.7	0.9	0.3	0.1	0	0.1
12 December 23	100	6.8	2.1	0.6	0.2	0	0	0.1
12 December 24	100	5.6	1.6	0.5	0.1	0	0	0
12 December 25	100	4.5	1.2	0.3	0.1	0	0	0
12 December 26	80.2	2.1	0.5	0.1	0	0	0	0
12 December 27	1.4	0	0	0	0	0	0	0
12 December 28	0	0	0	0	0	0	0	0
12 December 29	0	0	0	0	0	0	0	0
12 December 30	0	0	0	0	0	0	0	0
12 December 31	0	0	0	0	0	0	0	0
12 December 32	0	0	0	0	0	0	0	0
12 December 33	0	0	0	0	0	0	0	0
12 December 34	0	0	0	0	0	0	0	0

Weighted Average Life (years)	22.26	9.77	7.31	5.95	4.84	4.14	3.54	4.64
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Payment Window (start)	Jun-26	Jun-09	Mar-08	Sep-07	Mar-07	Dec-06	Sep-06	Jun-07
Payment Window (end)	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28	Sep-28

(With Optional Redemption)

Weighted Average Life (years)	22.25	8.93	6.59	5.30	4.35	3.68	3.17	4.23
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Payment Window (start)	Jun-26	Jun-09	Mar-08	Sep-07	Mar-07	Dec-06	Sep-06	Jun-07
Payment Window (end)	Sep-27	Jun-18	Mar-15	Dec-12	Sep-11	Jun-10	Sep-09	Mar-11

¹This relates to a CPR of 15 per cent. for the first 12 months followed by a CPR of 35 per cent. following the first 12 months.

**Percentage of the Original Principal Amount Outstanding of the B1 Notes at the Specified CPRs
(Without Optional Redemption)**

Date	0%	15%	20%	25%	30%	35%	40%	15%/35% ¹
15 December 04	100	100	100	100	100	100	100	100
12 December 05	100	100	100	100	100	100	100	100
12 December 06	100	100	100	100	100	89.6	77.2	100
12 December 07	100	100	100	86.2	69.4	57.8	45.9	71.9
12 December 08	100	100	79.3	64.1	48.2	37.2	27.3	46.3
12 December 09	100	87.9	62.8	47.6	33.4	24	16.2	29.8
12 December 10	100	73.9	49.7	35.3	23.1	15.4	9.6	19.2
12 December 11	100	62.1	39.3	26.2	16	9.9	5.7	12.3
12 December 12	100	52.1	31.1	19.4	11.1	6.4	3.4	7.9
12 December 13	100	43.7	24.5	14.3	7.6	4.1	2	5.1
12 December 14	100	36.6	19.3	10.6	5.3	2.6	1.2	3.2
12 December 15	100	30.6	15.2	7.8	3.6	1.7	0.7	2.1
12 December 16	100	25.5	11.9	5.8	2.5	1.1	0.4	1.3
12 December 17	100	21.3	9.4	4.2	1.7	0.7	0.2	0.8
12 December 18	100	17.7	7.3	3.1	1.2	0.4	0.1	0.5
12 December 19	100	14.7	5.7	2.3	0.8	0.3	0.1	0.3
12 December 20	100	12.2	4.5	1.7	0.5	0.2	0	0.2
12 December 21	100	10.1	3.5	1.2	0.4	0.1	0	0.1
12 December 22	100	8.3	2.7	0.9	0.3	0.1	0	0.1
12 December 23	100	6.8	2.1	0.6	0.2	0	0	0.1
12 December 24	100	5.6	1.6	0.5	0.1	0	0	0
12 December 25	100	4.5	1.2	0.3	0.1	0	0	0
12 December 26	80.2	2.1	0.5	0.1	0	0	0	0
12 December 27	1.4	0	0	0	0	0	0	0
12 December 28	0	0	0	0	0	0	0	0
12 December 29	0	0	0	0	0	0	0	0
12 December 30	0	0	0	0	0	0	0	0
12 December 31	0	0	0	0	0	0	0	0
12 December 32	0	0	0	0	0	0	0	0
12 December 33	0	0	0	0	0	0	0	0
12 December 34	0	0	0	0	0	0	0	0

Weighted Average Life (years) 22.26 9.77 7.31 5.95 4.84 4.14 3.54 4.64

Payment Window (start) Jun-26 Jun-09 Mar-08 Sep-07 Mar-07 Dec-06 Sep-06 Jun-07
 Payment Window (end) Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28 Sep-28

(With Optional Redemption)

Weighted Average Life (years) 22.25 8.93 6.59 5.30 4.35 3.68 3.17 4.23

Payment Window (start) Jun-26 Jun-09 Mar-08 Sep-07 Mar-07 Dec-06 Sep-06 Jun-07
 Payment Window (end) Sep-27 Jun-18 Mar-15 Dec-12 Sep-11 Jun-10 Sep-09 Mar-11

¹This relates to a CPR of 15 per cent. for the first 12 months followed by a CPR of 35 per cent. following the first 12 months.

DESCRIPTION OF THE NOTES

General

Each class of the Offered Notes will, on the Issue Date, be represented by a Global Note of the relevant class in registered form (the “Global Notes”). All capitalised terms not defined in this paragraph shall be as defined in “*Terms and Conditions of the Notes – Condition 1*”).

6.1.14(a)
6.1.16

The Global Notes will be registered on or about the Issue Date in the name of JPMorgan Chase Bank, National Association, London office, as the Common Depository for both Euroclear and Clearstream, Luxembourg.

For so long as the Notes are represented by Global Notes, each person who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of the particular amount of Notes (each, an “Accountholder”) (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes), will be entitled to be treated by the Issuer and the Trustee as the holder of such principal amount of Notes (including for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Noteholders), other than for the purposes of payment of principal and interest on such Notes, the right to which shall be vested, as against the issuer and the Trustee, solely in the registered holder of the relevant Global Note in accordance with and subject to the terms of the Trust Deed and the expression “**Noteholders**” shall be construed accordingly. Each Accountholder must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment made to the registered holder of the relevant Global Note and will be entitled to receive any payment so made in respect of that Global Note in accordance with the respective rules and procedures of Euroclear and Clearstream, Luxembourg, as appropriate.

Payments on Global Notes

Principal and interest on a Global Note will be payable against presentation (in the case of principal and interest on a Global Note and, in the case of final redemption, surrender) of that Global Note at the specified office of any Paying Agent provided certification of non U.S. beneficial ownership by the holders of the Global Notes has been received by Euroclear or Clearstream, Luxembourg, as the case may be. A record of each payment made on a Global Note distinguishing any payment of principal and/or payment of interest will be noted on the Register and endorsed on the schedule to that Global Note by the Principal Paying Agent (or the Principal Paying Agent shall procure that such endorsement be made), and such record shall be *prima facie* evidence that the payment in question has been made.

Information Regarding Euroclear and Clearstream, Luxembourg

Euroclear and Clearstream, Luxembourg have advised the Issuer as follows:

Euroclear and Clearstream, Luxembourg

Euroclear and Clearstream, Luxembourg each hold securities for their accountholders and facilitate the clearance and settlement of securities transactions by electronic book-entry transfer between their respective accountholders, thereby eliminating the need for physical movements of certificates and any risk from lack of simultaneous transfers of securities.

Euroclear and Clearstream, Luxembourg each provide various services including safekeeping, administration, clearance and settlement of internationally traded securities and securities lending and borrowing. Euroclear and Clearstream, Luxembourg each also deal with domestic securities markets in several countries through established depository and custodial relationships. The respective systems of Euroclear and of Clearstream, Luxembourg have established an electronic bridge between their two systems across which their respective accountholders may settle trades with each other.

Accountholders in both Euroclear and Clearstream, Luxembourg are world-wide financial institutions including underwriters, securities brokers and dealers, banks, trust companies and clearing corporations. Indirect access to both Euroclear and Clearstream, Luxembourg is available to other institutions that clear through or maintain a custodial relationship with an accountholder of either system.

An accountholder’s overall contractual relations with either Euroclear or Clearstream, Luxembourg are governed by the respective rules and operating procedures of Euroclear or Clearstream, Luxembourg and any applicable laws. Both Euroclear and Clearstream, Luxembourg act under such rules and operating procedures only on behalf of their respective account holders, and have no record of or relationship with persons holding through their respective accountholders.

For so long as the Notes are represented by Global Notes and such Global Notes are held on behalf of Euroclear and/or Clearstream, Luxembourg notices to Noteholders may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg (as the case may be) for communication to the relative Accountholders rather than by publication as required by Condition 16 provided that, in respect of the Offered Notes, for so long as the Offered Notes are admitted to the Official List of the UK Listing Authority or are admitted to trading on the London Stock Exchange, the

competent authority so agrees. Any such notice shall be deemed to have been given to the Noteholders on the seventh day after the date on which such notice is delivered to Euroclear and/or Clearstream, Luxembourg (as the case may be) as aforesaid.

Redemption

In the event that any Global Note (or portion thereof) is redeemed, the Principal Paying Agent will deliver all amounts received by it in respect of the redemption of such Global Note to the nominee of the Common Depository and, upon final payment, surrender such Global Note (or portion thereof) to or to the order of the Principal Paying Agent for cancellation. Appropriate entries will be made on the Register. The redemption price payable in connection with the redemption of Noteholder interests in a Global Note will be equal to the amount received by the Principal Paying Agent in connection with the redemption of the Global Note (or portion thereof) relating thereto. For any redemptions of a Global Note in part, selection of the relevant Noteholder interest relating thereto to be redeemed will be made by Euroclear or Clearstream, Luxembourg, as the case may be, on *pro rata* basis (or on such basis as Euroclear or Clearstream, Luxembourg deems fair and appropriate). Upon any redemption in part, the Principal Paying Agent will mark down the schedule to such Global Note by the principal amount so redeemed.

Cancellation

Cancellation of any Note represented by a Global Note and required by the Conditions to be cancelled following its redemption will be effected by endorsement by or on behalf of the Principal Paying Agent of the reduction in the principal amount of the relevant Global Note on the relevant schedule thereto and the corresponding entry on the Register.

Transfers and Transfer Restrictions

All transfers of Noteholder interests will be recorded in accordance with the book-entry systems maintained by Euroclear or Clearstream, Luxembourg, as applicable, pursuant to customary procedures established by each respective system. See “*General*” above.

Each Global Note will bear a legend substantially identical to that appearing under “*Notice to Investors*”. Title to the Global Notes will pass by registration on the Register kept by the Registrar. No Global Note will be exchangeable for Notes in definitive form (the “*Definitive Notes*”), except in limited circumstances described in “*Issuance of Definitive Notes*” below.

Issuance of Definitive Notes

Holders of Noteholder interests in a Global Note will be entitled to receive Definitive Notes of the relevant class in registered form in exchange for their holdings of Noteholder interests if (i) both Euroclear and Clearstream, Luxembourg are closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announce an intention permanently to cease business and do so cease to do business and no alternative clearing system satisfactory to the Trustee is available, or (ii) an Enforcement Notice has been given by the Trustee to the Issuer, or (iii) the Issuer would suffer a material disadvantage in respect of the Offered Notes as a result of a change in the laws or regulations (taxation or otherwise) of any applicable jurisdiction (including payments being made net of tax), which would not be suffered were the relevant Offered Notes in definitive form and a certificate to such effect signed by two directors of the Issuer is delivered to the Trustee. Any registered Definitive Notes issued in exchange for Noteholder interests in a Global Note will be registered by a registrar in such name or names as the Principal Paying Agent shall instruct based on the instructions of Euroclear or Clearstream, Luxembourg, as the case may be. It is expected that such instructions will be based upon directions received by Euroclear or Clearstream, Luxembourg from their Accountholders with respect to ownership of the relevant Noteholder interests. Holders of Definitive Notes issued in exchange for Noteholder interests in a Global Note will not be entitled to exchange such Definitive Notes for Noteholder interests in a Global Note. Any Definitive Notes will be issued in registered form only.

TERMS AND CONDITIONS OF THE NOTES

The following is the text of the terms and conditions of the Notes which will be endorsed or attached on each Global Note and each Definitive Note (if and to the extent applicable) and (subject to the provisions thereof) will apply to each such Note.

The Notes of RMAC 2004-NSP4 Plc (the “**Issuer**”) are constituted by a trust deed (the “**Trust Deed**”) expected to be dated 15 December 2004 (the “**Issue Date**”) between the Issuer and J.P. Morgan Corporate Trustee Services Limited (the “**Trustee**”, which expression includes the trustee or trustees for the time being of the Trust Deed) as trustee for the Noteholders. The holders of the A1 Notes shall be defined as the “**A1 Noteholders**”, the holders of the A2 Notes shall be defined as the “**A2 Noteholders**” and, the A2 Noteholders together with the A1 Noteholders shall be defined as the “**A Noteholders**”, the holders of the M1 Notes shall be defined as the “**M1 Noteholders**”, the holders of the M2 Notes shall be defined as the “**M2 Noteholders**” and, together with the M1 Noteholders shall be defined as the “**M Noteholders**”, the holders of the B1 Notes shall be defined as the “**B1 Noteholders**”, the holders of the B2 Notes shall be defined as the “**B2 Noteholders**”, and the holders of the C Notes shall be defined as the “**C Noteholders**” and the holders of the Notes shall be defined as the “**Noteholders**”. The Notes will have the benefit of (to the extent applicable) a paying agency agreement (the “**Paying Agency Agreement**”) dated on or about the Issue Date, as amended or supplemented from time to time between the Issuer, the Trustee, JPMorgan Chase Bank, National Association as principal paying agent (the “**Principal Paying Agent**”) and as agent bank (the “**Agent Bank**”), J.P. Morgan Bank Luxembourg S.A. as registrar (the “**Registrar**”) and the other paying agents named therein (together with the Principal Paying Agent, the “**Paying Agents**”).

6.1.11

In these Conditions, all references to “**Registrar**”, “**Agent Bank**” and “**Paying Agent**” shall mean any registrar, agent bank or paying agents appointed from time to time in accordance with the Paying Agency Agreement and shall include any successors thereto or to the Principal Paying Agent appointed from time to time in accordance with the Paying Agency Agreement and any reference to an “**Agent**” or “**Agents**” shall mean any or all (as applicable) of the above persons.

In these Conditions, capitalised words and expressions shall, unless otherwise defined below, have the same meanings as those given in the master definitions schedule (the “**Master Definitions Schedule**”) dated the Issue Date between, *inter alios*, the Issuer, the Trustee and the Principal Paying Agent.

These Conditions include summaries of, and are subject to, the detailed provisions of the following agreements, dated on or about the Issue Date and as amended or supplemented from time to time: the Trust Deed (which includes the form of the Notes), the Paying Agency Agreement and a deed of charge between, *inter alios*, the Issuer and the Trustee (the “**Deed of Charge**”). Copies of the Trust Deed, the Paying Agency Agreement, the Deed of Charge and the Master Definitions Schedule are available for inspection during usual business hours at the principal office of the Trustee (presently at Trinity Tower, 9 Thomas More Street, London E1W 1YT) and at the specified office of the Principal Paying Agent. The Noteholders are entitled to the benefit of the Trust Deed and are bound by, and are deemed to have notice of, the provisions of the Trust Deed, the Paying Agency Agreement and the Deed of Charge.

If Notes in definitive form were to be issued, the terms and conditions (subject to amendment and completion) set out on each Note would be as set out below. While the Notes remain in global form, the same terms and conditions govern such Notes, except to the extent that they are appropriate only to Notes in definitive form.

Condition 1: Form, Denomination and Title

6.1.26

Notes

The A1 Notes and the A2 Notes constituted pursuant to the Trust Deed (the “**A1 Notes**” and the “**A2 Notes**”, respectively, and, collectively, the “**A Notes**”) will each be represented by a global note in registered form (a “**Global A1 Note**”, and a “**Global A2 Note**”, respectively, and, collectively, the “**Global A Notes**”), which, in aggregate, will represent the aggregate principal amount of the outstanding A1 Notes and A2 Notes, respectively.

The M1 Notes and the M2 Notes constituted pursuant to the Trust Deed (the “**M1 Notes**” and the “**M2 Notes**”, respectively, and, collectively, the “**M Notes**”) will each be represented by a global note in registered form (a “**Global M1 Note**” and a “**Global M2 Note**”, respectively, and, collectively, the “**Global M Notes**”), which, in aggregate, will represent the aggregate principal amount of the outstanding M1 Notes and M2 Notes, respectively.

The B1 Notes and the B2 Notes constituted pursuant to the Trust Deed (the “**B1 Notes**” and the “**B2 Note**”, respectively, and, collectively, the “**B Notes**”) will be represented by a global note in registered form (a “**Global B1 Note**” and the “**Global B2 Note**”, respectively, and, collectively, the “**Global B Notes**”), which, in aggregate, will represent the aggregate principal amount of the outstanding B1 Notes and the B2 Notes, respectively.

The C Notes constituted by the Trust Deed (the “**C Notes**”) and, together with the A Notes, the M Notes and the B Notes, the “**Notes**”) will be represented by a global note in registered form (the “**Global C Note**” and, together with the Global A Notes,

the Global M Notes and the Global B Notes, the “**Global Notes**”), which, in aggregate, will represent the aggregate principal amount of the outstanding C Notes.

Title to the Global Notes will pass by and upon registration in the register which the Issuer shall procure to be kept by the Registrar (the “**Register**”).

Transfers and exchanges of beneficial interests in Global Notes and entitlement to payments thereunder will be effected subject to and in accordance with the rules of Euroclear and Clearstream, Luxembourg (as the case may be). 6.1.5(a)

Issuance of Definitive Notes

If Notes in definitive form are issued pursuant to Condition 14, definitive notes in an aggregate principal amount equal to the relevant Principal Amount Outstanding (as defined in Condition 5(d)) of the relevant Global Note (“**Definitive Notes**”) will be issued in registered form in initial minimum denominations of £100,000 and increments of £10,000 thereafter (an “**Authorised Denomination**”).

Title to Global Notes and Definitive Notes

Title to the Global Notes and the Definitive Notes of each class will pass by and upon registration in the Register. The registered holder of any Global Note and Definitive Note may (to the fullest extent permitted by applicable laws) be deemed and treated at all times, by all persons and for all purposes (including the making of any payments), as the absolute owner of such Global Note or Definitive Note, as the case may be, regardless of any notice of ownership, theft or loss, of any trust or other interest therein or of any writing thereon other than, in the case of a Definitive Note, a duly executed transfer of such Definitive Note in the form endorsed thereon. Each Note will be serially numbered. 6.1.27
6.1.16

For so long as the Notes are represented by Global Notes, the Issuer and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat each person who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of the particular principal amount of Notes (each, an “**Accountholder**”) as the holder of such principal amount of Notes (including for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Noteholders), other than for the purposes of payment of principal and interest on such Global Notes, the right to which shall be vested, as against the Issuer and the Trustee, solely in the registered holder of the relevant Global Note in accordance with and subject to the terms of the Trust Deed.

Transfers of Global Notes and Definitive Notes

Transfers and exchanges of beneficial interests in Global Notes of the same class will be effected subject to and in accordance with the rules and procedures of Euroclear and Clearstream, Luxembourg, as appropriate. All transfers of Definitive Notes and entries on the Register in the case of any Definitive Notes will be made subject to any restrictions on transfers set forth on such Definitive Notes and the detailed regulations concerning transfers of such Definitive Notes scheduled to the Paying Agency Agreement. The regulations may be changed by the Issuer with the prior written approval of the Registrar and the Trustee. A copy of the current regulations will be sent by the Registrar to any holder of a Definitive Note who so requests.

A Definitive Note may be transferred in whole or in part in an Authorised Denomination upon the surrender of the relevant Definitive Note, together with the form of transfer endorsed on it duly completed and executed, at the specified office of the Registrar. In the case of a transfer of part only of a Definitive Note, a new Definitive Note in respect of the balance not transferred will be issued to the transferor provided that neither the part transferred nor the balance not transferred may be less than an Authorised Denomination.

Each new Definitive Note to be issued upon transfer of Definitive Notes will, within five Business Days (in the place of the specified office of the Registrar) of receipt of such request for transfer, be available for delivery at the specified office of the Registrar stipulated in the request for transfer, or be mailed at the risk of the holder entitled to the Definitive Note to such address as may be specified in such request.

Registration of Definitive Notes on transfer will be effected without charge by or on behalf of the Issuer or the Registrar, but upon payment of (or the giving of such indemnity as the Registrar may require in respect of) any tax, levy, duty, imports or other governmental charges which may be imposed in relation to it.

No holder of a Definitive Note may require the transfer of such Definitive Note to be registered during the period of 15 days ending on a Payment Date.

Condition 2: Status, Security and Administration

(a) Status and relationship between classes of Notes

The Notes of each class constitute direct, secured (as more particularly described in the Deed of Charge) and unconditional obligations of the Issuer and rank *pari passu* without preference or priority amongst Notes of the same class (for the avoidance of doubt, the A1 Notes and the A2 Notes are deemed to be of one class and will rank *pari*

passu without preference or priority amongst themselves except with respect to payment of principal prior to enforcement of the Security when the A1 Notes will rank in priority to the A2 Notes).

In accordance with the provisions of this Condition 2, but subject always to the provisions of Condition 5(b), the Trust Deed and the Deed of Charge, (aa) payments of principal and interest on the C Notes are subordinated to, *inter alia*, the payments of principal and interest on the A Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes,] (bb) payments of principal and interest on the B2 Notes are subordinated to, *inter alia*, payments of principal and interest on the A Notes, the M1 Notes, the M2 Notes and the B1 Notes, (cc) payments of principal and interest on the B1 Notes are subordinated to, *inter alia*, payments of principal and interest on the A Notes, the M1 Notes and the M2 Notes, (dd) payments of principal and interest on the M2 Notes are subordinated to, *inter alia*, payments of principal and interest on the A Notes and the M1 Notes, (ee) payments of principal and interest on the M1 Notes are subordinated to, *inter alia*, payments of principal and interest on the A Notes, and (ff) payments of principal on the A2 Notes are subordinated to, prior to enforcement of the Security, *inter alia*, payments of principal on the A1 Notes.

The Notes are all constituted by the Trust Deed and are secured by the same security, but the A Notes will rank in priority to the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes and the C Notes in point of security; the M1 Notes will rank in priority to the M2 Notes, the B1 Notes, the B2 Notes and the C Notes in point of security; the M2 Notes will rank in priority to the B1 Notes, the B2 Notes and the C Notes in point of security; the B1 Notes will rank in priority to the B2 Notes and the C Notes in point of security; and the B2 Notes will rank in priority to the C Notes in point of security pursuant to the Deed of Charge. As regards interests of Noteholders, the Trust Deed contains provisions requiring the Trustee to have regard to the interests of the A Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders as regards all powers, trusts, authorities, duties and discretions of the Trustee (except where expressly provided otherwise), but requiring the Trustee in any such case to have regard only to the interests of:

- (i) the A Noteholders if, in the Trustee's opinion, there is a conflict between the interests of the A Noteholders and the interests of the M1 Noteholders and/or the M2 Noteholders and/or the B1 Noteholders and/or the B2 Noteholders and/or the C Noteholders;
- (ii) the M1 Noteholders if all of the A Notes have been redeemed in full and if, in the Trustee's opinion, there is a conflict between the interests of the M1 Noteholders and the interests of the M2 Noteholders and/or the B1 Noteholders and/or the B2 Noteholders and/or the C Noteholders;
- (iii) the M2 Noteholders if all of the A Notes and the M1 Notes have been redeemed in full and if, in the Trustee's opinion, there is a conflict between the interests of the M2 Noteholders and the interests of the B1 Noteholders and/or the B2 Noteholders and/or the C Noteholders;
- (iv) the B1 Noteholders if all of the A Notes, the M1 Notes and the M2 Notes have been redeemed in full and if, in the Trustee's opinion, there is a conflict between the interests of the B1 Noteholders and/or the B2 Noteholders and the interests of the C Noteholders; or
- (v) the B2 Noteholders if all of the A Notes, the M1 Notes, the M2 Notes and the B1 Notes have been redeemed in full and if, in the Trustee's opinion, there is a conflict between the interests of the B1 Noteholders and/or the B2 Noteholders and the interests of the C Noteholders; or
- (vi) the C Noteholders if all the A Notes, the M1 Notes, the M2 Notes, the B1 Notes and the B2 Notes have been redeemed in full.

The Trust Deed contains provisions limiting the rights of the A1 Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution (as defined in the Trust Deed) according to the effect thereof on the interests of the A2 Noteholders and limiting the rights of the A2 Noteholders to request or direct the Trustee to take any action or to pass any Extraordinary Resolution (as defined in the Trust Deed) according to the effect thereof on the interests of the A1 Noteholders, in each case without prejudice to the rights of holders of each such class under Condition 10.

The Trust Deed contains provisions limiting the powers of the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders, *inter alia*, to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the A Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the A Noteholders, the exercise of which will be binding on the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders, irrespective of the effect thereof on their interests.

The Trust Deed contains provisions limiting the powers of the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders, *inter alia*, to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the M1 Noteholders. Except in certain

circumstances, the Trust Deed imposes no such limitations on the powers of the M1 Noteholders, the exercise of which will be binding on the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders, irrespective of the effect thereof on their interests.

The Trust Deed contains provisions limiting the powers of the B1 Noteholders, the B2 Noteholders and the C Noteholders, *inter alia*, to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the M2 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the M2 Noteholders, the exercise of which will be binding on the B1 Noteholders, the B2 Noteholders and the C Noteholders, irrespective of the effect thereof on their interests.

The Trust Deed contains provisions limiting the powers of the B2 Noteholders and the C Noteholders, *inter alia*, to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the B1 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitation on the powers of the B1 Noteholders, the exercise of which will be binding on the B2 Noteholders and the C Noteholders, irrespective of the effect thereof on their interests.

The Trust Deed contains provisions limiting the powers of the C Noteholders, *inter alia*, to request or direct the Trustee to take any action or to pass any Extraordinary Resolution according to the effect thereof on the interests of the B2 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the B2 Noteholders, the exercise of which will be binding on the C Noteholders, irrespective of the effect thereof on their interests.

In respect of the interests of the MERC Holders and the Residual Holders, the Trust Deed contains provisions requiring the Trustee not to have regard to the interests of the MERC Holders and the Residual Holders as regards all powers, trusts, authorities, duties and discretions of the Trustee. The Trustee may only be directed by the MERC Holders and/or the Residual Holders, and any Extraordinary Resolution of the MERC Holders and/or the Residual Holders will only be effective if the Trustee is of the opinion that the effect of the same will not be materially prejudicial to the interests of any or all of the Noteholders or is sanctioned by an Extraordinary Resolution of each class of Noteholders and (in the case of the MERCs) the Residual Holders or (in the case of the Residuals) the MERC Holders.

(b) Security

As security for the payment of all monies payable in respect of the Notes, MERCs and Residuals and otherwise under the Trust Deed (including the remuneration, expenses and any other claims of the Trustee and any receiver appointed under the Deed of Charge) and in respect of certain amounts payable to, *inter alios*, the Administrator in respect of amounts payable to it under the Administration Agreement, GMAC-RFC under the Mortgage Sale Agreement, JPMorgan Chase Bank, National Association as the Principal Paying Agent under the Paying Agency Agreement, Barclays Bank PLC as the Liquidity Facility Provider under the Liquidity Facility Agreement, the Account Bank under the Bank Agreement and the GIC Provider under the Guaranteed Investment Contract, Swiss Re as the Cap Provider under the Interest Rate Cap Agreement, J.P. Morgan Bank Luxembourg S.A. as a Paying Agent and JPMorgan Chase Bank, National Association as the Agent Bank under the Paying Agency Agreement (the “**Secured Creditors**”), the Issuer will enter into the Deed of Charge, creating the following security in favour of the Trustee for itself and on trust for the other persons expressed to be secured parties thereunder:

- (i) first fixed charges in favour of the Trustee over the Issuer’s interests in the Mortgage Loans, the Mortgages and certain other collateral security relating to the Mortgage Loans (such collateral security, together with the Mortgages, the “**Related Security**”);
- (ii) an equitable assignment in favour of the Trustee of the Issuer’s interests in the insurance contracts to the extent that they relate to the Mortgage Loans;
- (iii) an assignment in favour of the Trustee of the benefit of the Administration Agreement, the Corporate Services Agreement, the Mortgage Sale Agreement, the Guaranteed Investment Contract, the Bank Agreement, the Liquidity Facility Agreement, the Interest Rate Cap Agreement, the Declaration of Trust and the Paying Agency Agreement (the “**Charged Obligation Documents**”);
- (iv) a first fixed equitable charge in favour of the Trustee over the Issuer’s interest in the Issuer Transaction Account, the GIC Account and any other bank account in which the Issuer has an interest; and
- (v) a first floating charge in favour of the Trustee (ranking after the security referred to in (i) to (iv) above) over the whole of the undertaking, property, assets and rights of the Issuer (and extending to all of the Issuer’s Scottish assets, including those charged by the fixed security) (the fixed and floating charges collectively, the “**Security**”).

(c) Pre-Enforcement Priority of Payments

23.29(e)(v)

Prior to enforcement of the Security, the Issuer is required to apply monies available for distribution as at the last Business Day of the month preceding each Payment Date as determined in accordance with the Administration Agreement (the “**Available Revenue Funds**” which, for the avoidance of doubt, includes, if any, the Discount Reserve Applicable Amount, any amount standing to credit of the Discount Reserve in excess of the Discount Reserve Required Amount, the Reserve Fund Excess, and on any Payment Date on which the Notes are redeemed in full, all amounts standing to the credit of the Reserve Fund and the Discount Reserve, on any Payment Date on which all discounts applicable to the Discounted Mortgage Loans which form part of the Mortgage Pool have expired and all amounts standing to the credit of the Discount Reserve, but excludes any principal receipts and any Mortgage Early Repayment Charges) in or towards the satisfaction of the payments or provision in the following order of priority (the “**Pre-Enforcement Priority of Payments**”) (in each case only to the extent that the payments or provisions of a higher priority have been made in full) on each Payment Date:

- (i) first, to pay when due the remuneration payable to the Trustee (plus Value Added Tax, if any) and any costs, charges, liabilities and expenses incurred by it under the provisions of or in connection with the Trust Deed or the Deed of Charge or either or both of them together with interest as provided in the Trust Deed or the Deed of Charge or either or both of them;
- (ii) second, to pay when due amounts, including audit fees and company secretarial expenses (plus Value Added Tax, if any), which are payable by the Issuer to third parties and incurred without breach by the Issuer pursuant to the Trust Deed or the Deed of Charge and not provided for payment elsewhere and to provide for any such amounts expected to become due and payable by the Issuer after that Payment Date and to provide for the Issuer’s liability or possible liability for corporation tax;
- (iii) third, to pay *pro rata*:
 - (A) the administration fee payable to the Administrator (plus Value Added Tax, if any), such fee being an amount equal to one quarter of 0.15 per cent. per annum of the average total principal balance of the Mortgage Loans outstanding on the first day of each of the three months immediately prior to the relevant Determination Date or if the appointment of the Administrator is terminated and a substitute administrator, which is not an affiliate of GMAC-RFC, is appointed, the figure 0.15 per cent. above shall be replaced with a figure agreed with such substitute administrator in accordance with the procedures set out in the Administration Agreement and subject always to the consent of the Trustee; and
 - (B) amounts due to the Principal Paying Agent, the Paying Agent and the Agent Bank under the Paying Agency Agreement, Barclays Bank PLC under the Bank Agreement and the Guaranteed Investment Contract and the Corporate Services Provider and the Share Trustee under the Corporate Services Agreement;
- (iv) fourth, to pay all fees, costs, expenses, principal, interest and any other amounts due to the Liquidity Facility Provider in accordance with the Liquidity Facility Agreement (other than, only relating to a period where the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which shall for the avoidance of doubt include LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred);
- (v) fifth, (to pay *pari passu* and *pro rata* amounts (other than in respect of principal) payable in respect of the A1 Notes and the A2 Notes (such amounts to be paid *pro rata* according to the respective interest entitlements of the A Noteholders);
- (vi) sixth, to pay amounts to be credited to the A Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the A Principal Deficiency Sub-Ledger has reached zero;
- (vii) seventh, to pay amounts payable in respect of the M1 Notes other than in respect of principal on the M1 Notes;
- (viii) eighth, to pay amounts to be credited to the M1 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the M1 Principal Deficiency Sub-Ledger has reached zero;
- (ix) ninth, to pay amounts payable in respect of the M2 Notes other than in respect of principal on the M2 Notes;

- (x) tenth, to pay amounts to be credited to the M2 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the M2 Principal Deficiency Sub-Ledger has reached zero;
- (xi) eleventh, to pay amounts payable in respect of the B1 Notes other than in respect of principal on the B1 Notes;
- (xii) twelfth, to pay amounts to be credited to the B1 Principal Deficiency Sub-Ledger (such amounts to be applied in redemption of the Notes in accordance with Condition 5) until the balance of the B1 Principal Deficiency Sub-Ledger has reached zero;
- (xiii) thirteenth, to credit the Reserve Ledger, until the balance of the Reserve Fund reaches the Reserve Fund Required Amount;
- (xiv) fourteenth, to credit the Discount Reserve Ledger, to the extent that the amount credited to the Discount Reserve Ledger is less than the Discount Reserve Required Amount;
- (xv) fifteenth, to pay amounts payable in respect of the B2 Notes other than in respect of principal on the B2 Notes;
- (xvi) sixteenth, amounts (if any) credited to the Liquidity Ledger, relating to a period where the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, in respect of amounts reflecting the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which for the avoidance of doubt includes LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred;
- (xvii) seventeenth, to retain in the Issuer Transaction Account, an amount (the "Issuer's Profit") equal to 0.01 per cent. of the product of the time weighted average Mortgage Rate of the Mortgage Loans during the preceding Determination Period and the aggregate principal balance outstanding of the Mortgage Loans (the "Issuer's Turnover") at the beginning of the preceding Determination Period, so that in each year 0.01 per cent. of the Issuer's Turnover for that year comprises the Issuer's Profit;
- (xviii) eighteenth, to apply an amount not greater than the B2 Note Principal Amount Outstanding to repay principal in respect of the B2 Notes;
- (xix) nineteenth, to pay amounts payable in respect of the C Notes other than in respect of principal on the C Notes;
- (xx) twentieth, to apply an amount not greater than the C Note Principal Amount Outstanding to repay principal in respect of the C Notes;
- (xxi) twenty-first, to pay amounts payable in respect of the Residuals; and
- (xxii) twenty-second, to pay any remaining amount to the Issuer or other persons entitled thereto.

"Base Currency PAO" means in relation to the Offered Notes the Principal Amount Outstanding of any Offered Note.

(d) Principal Priority of Payments

Prior to the enforcement of the Security, on each Payment Date, the Issuer is required to apply the Actual Redemption Funds determined on the date which falls five Business Days prior to such Payment Date (each such date a "Determination Date") in the following manner and order of priority (the "Principal Priority of Payments"):

- (i) first, to the holders of the A1 Notes in respect of principal of the A1 Notes until the A1 Notes are redeemed in full.
- (ii) second, to the holders of the A2 Notes in respect of principal of the A2 Notes until the A2 Notes are redeemed in full;
- (iii) third, to the holders of the M1 Notes in respect of principal of the M1 Notes until the M1 Notes are redeemed in full;
- (iv) fourth, to the holders of the M2 Notes in respect of principal of the M2 Notes until the M2 Notes are redeemed in full; and
- (v) fifth, to the holders of the B1 Notes in respect of principal of the B1 Notes until the B1 Notes are redeemed in full;

provided always that the Actual Redemption Funds shall not be applied in accordance with the Principal Priority of Payments but shall instead be applied pro rata between items (i) to (v) of the Principal Priority of Payments ("Pro

Rata Principal Priority of Payments”) on any such Payment Date immediately succeeding a Determination Date in the circumstances set out in Condition 5(b).

On each Determination Date, the aggregate of (a) the amount of Further Advances which the Issuer is committed to advance (but has not yet advanced) as at the relevant Determination Date and (b) the amount, advised to the Issuer by the Administrator, which the Issuer anticipates it will require for future (but uncommitted) Further Advances, such amount (in respect of this item (b) only) not to be greater than £500,000 (such aggregate amount, the “**Committed Further Advances**”) will be transferred from the Principal Ledger to a ledger for that purpose (the “**Further Advances Ledger**”). Available Capital Funds (as defined below) may be applied or set aside by the Issuer on any day for the making of Further Advances after any amounts then standing to the credit of the Further Advances Ledger have been exhausted.

The amount of “**Actual Redemption Funds**” as at any Determination Date preceding a Payment Date is an amount calculated as the aggregate of:

- (A) the amount standing to the credit of the Principal Ledger and the amount (if any) standing to the credit of the Further Advances Ledger (before the transfer of the Committed Further Advances calculated on that Determination Date from the Principal Ledger) in each case as at the last Business Day of the month immediately preceding such Determination Date; and
- (B) the amount (if any) calculated on the Determination Date pursuant to the Pre-Enforcement Priority of Payments to be the amount by which the debit balance on any sub-ledgers of the Principal Deficiency Ledger is expected to be reduced by the application of Available Revenue Funds on the immediately succeeding Payment Date,

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the Committed Further Advances calculated on such Determination Date.

For the purpose of the foregoing, “**Available Capital Funds**” means, on any day during an Interest Period (including on a Determination Date) an amount represented by the amount standing to the credit of the Principal Ledger at the close of business on the preceding day, less, in the period between the last Business Day of the month preceding a Determination Date and the application of such Actual Redemption Funds, (a) any commitments to purchase Substitute Mortgage Loans on the immediately succeeding Payment Date and (b) the amount of such Actual Redemption Funds calculated on the relevant Determination Date.

(e) Post-Enforcement Priority of Payments

After the Trustee has given notice to the Issuer pursuant to Condition 10(a) declaring the Notes to be due and repayable, the Trustee shall apply all funds received by or on behalf of the Issuer (excluding amounts in respect of Mortgage Early Repayment Charges) to make payments in the following order of priority pursuant to, in accordance with and as set out in the Deed of Charge:

- (i) first, to pay, *pro rata*, any remuneration then due to any liquidator or receiver and all amounts due in respect of legal fees and other costs, charges, liabilities, losses, damages, proceedings, claims and demands then incurred by such liquidator or receiver together with interest thereon and to pay the fees, costs, expenses and liabilities due to the Trustee (plus Value Added Tax, if any);
- (ii) second, to pay, *pro rata*, the fees, costs, interest, expenses and liabilities due to the Administrator under the Administration Agreement, the Principal Paying Agent, the Agent Bank and the Paying Agent under the Paying Agency Agreement, Barclays Bank PLC under the Bank Agreement and the Guaranteed Investment Contract and the Corporate Services Provider and the Share Trustee under the Corporate Services Agreement;
- (iii) third, to pay any amount due to the Liquidity Facility Provider pursuant to the Liquidity Facility Agreement (other than, only relating to a period where the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which shall for the avoidance of doubt include LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred);
- (iv) fourth, to pay *pro rata* and *pari passu*:
 - (A) amounts (other than in respect of principal) payable in respect of the A Notes (such amounts to be paid *pro rata* according to the respective interest entitlements of the A Noteholders);

- (B) at a ratio of 16.9 to 83.1 (being the ratio of Base Currency PAO at issue of A1 Notes to A2 Notes) to the holders of the A1 Notes and the A2 Notes in respect of principal of the A1 Notes and the A2 Notes until the A Notes are redeemed in full;
- (v) fifth, to pay, *pro rata* and *pari passu*:
 - (A) all amounts of interest then due and payable in respect of the M1 Notes in accordance with Condition 4; and
 - (B) all amounts of principal due thereon until redemption in full of the M1 Notes;
- (vi) sixth, to pay, *pro rata* and *pari passu*:
 - (A) all amounts of interest then due and payable in respect of the M2 Notes in accordance with Condition 4; and
 - (B) all amounts of principal due thereon until redemption in full of the M2 Notes;
- (vii) seventh, to pay *pro rata* and *pari passu*:
 - (A) all amounts of interest then due and payable in respect of the B1 Notes in accordance with Condition 4; and
 - (B) all amounts of principal due thereon until redemption in full of the B1 Notes;
- (viii) eighth, to pay, *pro rata* and *pari passu*:
 - (A) all amounts of interest then due and payable in respect of the B2 Notes in accordance with Condition 4; and
 - (B) all amounts of principal due thereon until redemption in full of the B2 Notes;
- (ix) ninth, to pay amounts (if any) due, relating to a period when the Liquidity Facility has been fully drawn for reason of non-renewal of the Liquidity Facility by the Liquidity Facility Provider, to the Liquidity Facility Provider pursuant to the Liquidity Facility Agreement reflecting the difference between the applicable margin under the Liquidity Facility Agreement payable during such period (which shall for the avoidance of doubt include LIBOR) and the aggregate of (i) the amount of any interest earned on the Liquidity Drawn Amount whilst deposited in an interest-bearing account during such period and (ii) the amount of commitment fee under the Liquidity Facility Agreement payable if such non-renewal had not occurred;
- (x) tenth, to pay, *pro rata* and *pari passu*:
 - (A) all amounts of interest then due and payable in respect of the C Notes in accordance with Condition 4; and
 - (B) all amounts of principal due thereon until redemption in full of the C Notes;
- (xi) eleventh, to pay amounts payable in respect of the Residuals; and
- (xii) twelfth, to pay any remaining amounts to the Issuer and to any other persons entitled thereto.

The Security will become enforceable upon the occurrence of an Event of Default (as defined in Condition 10(a)) or upon the Issuer requesting the Trustee to exercise any of its powers under the Deed of Charge relating to the enforcement of the Security or a petition or application being presented for the making of an administration order in relation to the Issuer or any person who is entitled to do so giving written notice of its intention to appoint an administrator of the Issuer or filing such a notice with the court. If the Security has become enforceable, the Trustee will not be entitled to dispose of the assets comprised in the Security or any part thereof unless the Trustee is satisfied sufficient amounts would be realised to allow discharge in full of all amounts owing in respect of the Offered Notes or if the Trustee is of the opinion, reached after considering the advice of an investment bank or other financial adviser selected by the Trustee, that the cash flow prospectively receivable by the Issuer will not (or that there is a significant risk that it will not) be sufficient, having regard to any other relevant actual, contingent or prospective liabilities of the Issuer, to discharge in full in due course all amounts owing in respect of the A Notes, M1 Notes, M2 Notes or B1 Notes (collectively the "Offered Notes").

23.29(e)(viii)

Condition 3: Covenants

Save with the prior written consent of the Trustee or as provided in or envisaged by any of the Trust Deed, the Deed of Charge, the Paying Agency Agreement, the Administration Agreement, the Mortgage Sale Agreement, the Corporate Services Agreement, the Guaranteed Investment Contract, the Liquidity Facility Agreement, the Declaration of Trust, the

Post Enforcement Call Option, the Bank Agreement, and the Interest Rate Cap Agreement (collectively, the “Documents”), the Issuer shall not, for so long as any Note remains outstanding (as defined in the Trust Deed), *inter alia*:

- (a) **Negative Pledge**
create or permit to subsist any mortgage, standard security, pledge, lien (unless arising by operation of law) or charge upon the whole or any part of its assets, present or future (including any uncalled capital) or its undertaking;
- (b) **Restrictions on Activities**
 - (i) engage in any activity which is not reasonably incidental to any of the activities which the Documents provide or envisage that the Issuer will engage in;
 - (ii) open any account whatsoever with any bank or other financial institution, save where such account is immediately charged in favour of the Trustee so as to form part of the Security described in Condition 2;
 - (iii) have any subsidiaries or employees or premises; or
 - (iv) act as a director of any company;
- (c) **Borrowings**
incur any indebtedness in respect of borrowed money whatsoever or give any guarantee in respect of any obligation of any person;
- (d) **Merger**
consolidate or merge with any other person or convey or transfer its properties or assets substantially as an entirety to any other person;
- (e) **Disposal of Assets**
transfer, sell, lend, part with or otherwise dispose of or deal with, or grant any option over any present or future right to acquire, any of its assets or undertaking or any interest, estate, right, title or benefit therein;
- (f) **Tax Grouping**
become a member of a group of companies for the purposes of Value Added Tax; or
- (g) **Other**
permit any of the Documents, the insurance contracts relating to the Mortgage Loans owned by the Issuer or the priority of the security interest created thereby to be amended, invalidated, rendered ineffective, terminated or discharged, or consent to any variation thereof, or exercise of any powers of consent or waiver in relation thereto pursuant to the terms of the Trust Deed and these Conditions, or permit any party to any of the Documents or insurance contracts or any other person whose obligations form part of the Security to be released from such obligations, or dispose of any Mortgage save as envisaged in the Documents.

In giving any consent to the foregoing, the Trustee may require the Issuer to make such modifications or additions to the provisions of any of the Documents or may impose such other conditions or requirements as the Trustee may deem expedient in the interests of the Noteholders.

Condition 4: Interest

- (a) **Period of Accrual**
Each Note of each class bears interest from (and including) the Issue Date. Each Note shall cease to bear interest from its due date for redemption unless, upon due presentation, payment of the relevant amount of principal is improperly withheld or refused. In such event, interest will continue to accrue thereon in accordance with this Condition (after as well as before any judgment or decree) up to (but excluding) the date on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder, or (if earlier) the seventh day after notice is duly given by the Principal Paying Agent to the holder thereof (in accordance with Condition 16) that it has received all sums due in respect of such Note (except to the extent that there is any subsequent default in payment). Any interest shortfall shall accrue interest during each Interest Period during which it remains outstanding in accordance with Condition 4(f). Whenever it is necessary to compute an amount of interest in respect of any Note for any period (including an Interest Period (as defined below)), such interest shall be calculated on the basis of actual days elapsed in a 365 day year or a 366 day year if the last day of such period falls in a leap year.

(b) **Payment Dates and Interest Periods**

Subject to Condition 6, interest on the Notes is payable in sterling in arrear on 14 March 2005, and thereafter quarterly in arrear on the 12th day in June, September, December and March in each year, unless such day is not a Business Day, in which case interest shall be payable on the following day which is a Business Day (each such date, a "Payment Date"). "Business Day" (other than for the purposes of Condition 6) means a day (other than Saturday or Sunday) on which banks are open for business in London and Luxembourg. The period from (and including) a Payment Date (or the Issue Date) to (but excluding) the next (or first) Payment Date is called an "Interest Period" in these Conditions.

(c) **Rate of Interest**

Subject to Condition 8, the rate of interest payable from time to time (the "Rate of Interest") and the Interest Amount (as defined below) in respect of the Notes will be determined on the basis of the provisions set out below:

- (i) in relation to the Notes and for the purpose of determining London Interbank Offered Rate ("LIBOR") for three month sterling deposits (or, in each case and in respect of the first Interest Period, an annual rate obtained by linear interpolation of LIBOR for two month sterling deposits and LIBOR for three month sterling deposits) ("Note LIBOR"), on each Payment Date, or in respect of the first Interest Period, on the Issue Date (each an "Interest Determination Date"), the Agent Bank will determine the offered quotation to leading banks in the London interbank market for three month sterling deposits (or in respect of the first Interest Period, an annual rate obtained by linear interpolation of LIBOR for two month sterling deposits and LIBOR for three month sterling deposits) by reference to the display designated as the British Bankers Association's Interest Settlement Rate as quoted on the Telerate Screen Page No. 3750 (or (A) such other page as may replace Telerate Screen Page No. 3750 on that service for the purpose of displaying such information or (B) if that service ceases to display such information, such page as displays such information on such service (or, if more than one, that one previously approved in writing by the Trustee) as may replace Telerate Screen Page No. 3750) as at or about 11.00 am (London time) on that date (the "Sterling Screen Rate"). Note LIBOR in relation to the Notes for such Interest Period shall be the Sterling Screen Rate;
- (ii) if a Screen Rate is unavailable, the Agent Bank will request the principal London office of each of the Reference Banks (as defined in paragraph (i) below) to provide the Agent Bank with its offered quotation as at or about 11.00 am (London time) on that date to leading banks for sterling deposits for a period of three months (or in the case of the first Interest Period, such rate shall be obtained by linear interpolation of the rate for three month and four month applicable currency deposits respectively). The applicable Base Rate for such Interest Period shall, subject as provided below, be the arithmetic mean (rounded if necessary to the nearest 0.0001 per cent., 0.00005 per cent. being rounded upwards) of the quotations of the Reference Banks;
- (iii) if, on the relevant Interest Determination Date, the Screen Rate is unavailable and only two of the Reference Banks provide such quotations, the applicable Base Rate for the relevant Interest Period shall be determined (in accordance with (c)(i) above) on the basis of the quotations of the two quoting Reference Banks;
- (iv) if, on the relevant Interest Determination Date, the Screen Rate is unavailable and only one or none of the Reference Banks provides such a quotation, then the applicable Base Rate for the relevant Interest Period shall be the Reserve Interest Rate. The "Reserve Interest Rate" shall be either (aa) the arithmetic mean (rounded if necessary to the nearest 0.0001 per cent., 0.00005 per cent. being rounded upwards) of the sterling lending rates which leading banks in London (selected by the Agent Bank in its absolute discretion) are quoting, as at or about 11.00 am (London time) on the relevant Interest Determination Date, for the relevant Interest Period to the Reference Banks or those of them (being at least two in number) to which such quotations are in the sole opinion of the Agent Bank being so made or (bb) if the Agent Bank certifies that it cannot determine such arithmetic means, the average of the sterling lending rates which leading banks in London (selected by the Agent Bank in its absolute discretion) are quoting on the relevant Interest Determination Date to leading banks which have their head offices in London for the relevant Interest Period provided that if the Agent Bank certifies as aforesaid and further certifies that none of the banks selected as provided in (bb) above is quoting to leading banks as aforesaid, then the Reserve Interest Rate shall be the Base Rate in effect for the interest Period ending on the relevant Interest Determination Date; and
- (v) the Rate of Interest for any Interest Period will be equal to the Relevant Margin (as defined below) above Note LIBOR (as determined in the manner provided above).

In this Condition, Note LIBOR is defined as "Base Rate". The Sterling Screen Rate is also defined as the "Screen Rate".

(d) **Determination of Rates of Interest and Calculation of Interest Amounts**

The Agent Bank shall, on each Interest Determination Date, determine and notify the Issuer, the Administrator, the Trustee, the London Stock Exchange plc (the "London Stock Exchange") and the Principal Paying Agent of (i) the

Rate of Interest applicable to the Interest Period beginning on and including such Interest Determination Date in respect of each Note and (ii) the amount of interest (the “**Interest Amount**”) payable in respect of such Interest Period in respect of each Note. The Interest Amount will be calculated by applying the Rate of Interest in respect of each Note multiplied by the Principal Amount Outstanding of such Note and then multiplied by the actual number of days elapsed in the Interest Period and divided by 365 (or 366, where the last day of such period falls in a leap year) rounded to the nearest penny with half a penny being rounded upwards.

(e) **Publication of Rate of Interest, Interest Amount**

As soon as practicable after receiving notification thereof, the Issuer will cause the Rate of Interest and the Interest Amount for each Interest Period and the immediately succeeding Payment Date to be notified to each stock exchange (if any) on which notice is to be given in accordance with Condition 16. The Interest Amount and Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of any extension or shortening of the Interest Period.

(f) **Deferral of Interest**

Interest on the Notes shall be payable in accordance with this Condition 4 and Condition 6 subject to the terms of this sub-paragraph (f):

- (i) in the event that, whilst there are A Notes outstanding, the aggregate funds (if any) calculated in accordance with the Pre-Enforcement Priority of Payments as being available to the Issuer on any Payment Date for application in or towards the payment of interest which is, subject to this Condition 4(f), due on the M1 Notes on such Payment Date (such aggregate available funds being referred to in this Condition 4(f) as the “**M1 Residual Amount**”) are not sufficient to satisfy in full the aggregate amount of interest which is, subject to this Condition 4(f), due on the M1 Notes on such Payment Date, there shall be payable on such Payment Date, by way of interest on each M1 Note, a *pro rata* share of the M1 Residual Amount;
- (ii) in the event that, whilst there are A Notes or M1 Notes outstanding, the aggregate funds (if any) calculated in accordance with the Pre-Enforcement Priority of Payments as being available to the Issuer on any Payment Date for application in or towards the payment of interest which is, subject to this Condition 4(f), due on the M2 Notes on such Payment Date (such aggregate available funds being referred to in this Condition 4(f) as the “**M2 Residual Amount**”) are not sufficient to satisfy in full the aggregate amount of interest which is, subject to this Condition 4(f), due on the M2 Notes on such Payment Date, there shall be payable on such Payment Date, by way of interest on each M2 Note, a *pro rata* share of the M2 Residual Amount;
- (iii) in the event that, whilst there are A Notes, M1 Notes or M2 Notes outstanding, the aggregate funds (if any) calculated in accordance with the Pre-Enforcement Priority of Payments as being available to the Issuer on any Payment Date for application in or towards the payment of interest which is, subject to this Condition 4(f), due on the B1 Notes on such Payment Date (such aggregate available funds being referred to in this Condition 4(f) as the “**B1 Residual Amount**”) are not sufficient to satisfy in full the aggregate amount of interest which is, subject to this Condition 4(f), due on the B1 Notes on such Payment Date, there shall be payable on such Payment Date, by way of interest on each B1 Note, a *pro rata* share of the B1 Residual Amount;
- (iv) in the event that, whilst there are A Notes, M1 Notes, M2 Notes or B1 Notes outstanding, the aggregate funds (if any) calculated in accordance with the Pre-Enforcement Priority of Payments as being available to the Issuer on any Payment Date for application in or towards the payment of interest which is, subject to this Condition 4(f), due on the B2 Notes on such Payment Date (such aggregate available funds being referred to in this Condition 4(f) as the “**B2 Residual Amount**”) are not sufficient to satisfy in full the aggregate amount of interest which is, subject to this Condition 4(f), due on the B2 Notes on such Payment Date, there shall be payable on such Payment Date, by way of interest on each B2 Note, a *pro rata* share of the B2 Residual Amount;
- (v) in the event that, whilst there are Rated Notes outstanding, the aggregate funds (if any) calculated in accordance with the Pre-Enforcement Priority of Payments as being available to the Issuer on any Payment Date for application in or towards the payment of interest which is, subject to this Condition 4(f), due on the C Notes on such Payment Date (such aggregate available funds being referred to in this Condition 4(f) as the “**C Residual Amount**”) are not sufficient to satisfy in full the aggregate amount of interest which is, subject to this Condition 4(f), due on the C Notes on such Payment Date, there shall be payable on such Payment Date, by way of interest on each C Note, a *pro rata* share of the C Residual Amount; and
- (vi) in the event that, by virtue of the provisions of paragraphs (i) to (v) above, a *pro rata* share of the M1 Residual Amount, the M2 Residual Amount, the B1 Residual Amount, the B2 Residual Amount or the C Residual Amount (as the case may be) is paid to Noteholders of the relevant class in accordance with such provisions, the Issuer shall create provisions in its accounts for the shortfall equal to the amount by which the aggregate

amount of interest paid on the M1 Notes, the M2 Notes, the B1 Notes, the B2 Notes or the C Notes, as the case may be, on any Payment Date in accordance with this Condition 4(f) falls short of the aggregate amount of interest payable on the relevant class of Notes on that date pursuant to the other provisions of this Condition 4. Such shortfall shall accrue interest at a rate for each Interest Period during which it is outstanding equal to the applicable Base Rate plus the Relevant Margin for the relevant class of Notes for such Interest Period, as applicable. A *pro rata* share of such shortfall plus any interest accrued thereon shall be aggregated with the amount of, and treated for the purpose of this Condition as if it were interest due, subject to this Condition 4(f), on each M1 Note, M2 Note, B1 Note, B2 Note or C Note, as the case may be, on the next succeeding Payment Date. This provision shall cease to apply on the Payment Date referred to in Condition 5(a) at which time all accrued interest shall become due and payable.

(g) Determination or Calculation by Trustee

If the Agent Bank does not at any time for any reason determine the Rate of Interest and/or calculate the Interest Amount in accordance with the foregoing paragraphs, the Trustee shall (i) determine the Rate of Interest at such rate as, in its absolute discretion (having such regard as it shall think fit to the procedure described above), it shall deem fair and reasonable in all the circumstances and/or (as the case may be) (ii) calculate the Interest Amount in the manner specified in paragraph (d) above, and any such determination and/or calculation shall be deemed to have been made by the Agent Bank.

(h) Notifications to be Final

All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition, whether by the Reference Banks (or any of them) or the Agent Bank or the Trustee shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Reference Banks, the Agent Bank, the Trustee and all Noteholders and (in such absence as aforesaid) no liability to the Trustee or the Noteholders shall attach to the Issuer, to the Reference Banks, the Agent Bank or the Trustee in connection with the exercise or non-exercise by them or any of them of their powers, duties and discretions hereunder.

(i) Reference Banks and Agent Bank

The Issuer shall ensure that, so long as any of the Notes remains outstanding, there shall at all times be an Agent Bank. The initial Agent Bank shall be JPMorgan Chase Bank, National Association, London office. In the event of JPMorgan Chase Bank, National Association being unwilling to act as the Agent Bank, the Issuer shall appoint such other bank as may be approved by the Trustee to act as such in its place. The Agent Bank may not resign until a successor approved by the Trustee has been appointed. The reference banks shall be the principal London office of each of Barclays Bank PLC, National Westminster Bank Plc and HSBC Bank plc or any other three major banks engaged in the London interbank market as may be selected by the Agent Bank (each a "Reference Bank").

(j) Issuer Undertaking to Maintain EU Paying Agent Not Obligated to Withhold or Deduct Tax

The Issuer undertakes that it will ensure that it maintains a paying agent in an EU Member State that is not obliged to withhold or deduct tax pursuant to European Council Directive 2003/48/EC or any other Directive implementing the conclusions of the ECOFIN Council meeting of 26-27 November 2000 or any law implementing or complying with, or introduced in order to conform to, such Directive.

Condition 5: Redemption and Post Enforcement Call Option

(a) Final Redemption of the Notes

Unless previously redeemed as provided in this Condition, the Issuer shall redeem the Notes at their Principal Amount Outstanding on the Payment Date falling in March 2018 (in the case of the A1 Notes) and falling in December 2036 (in the case of the A2 Notes, the M1 Notes, the M2 Notes the B1 Notes, the B2 Notes and the C Notes).

The Issuer may not redeem Notes in whole or in part prior to such Payment Date except as provided in this Condition but without prejudice to Condition 10.

(b) Mandatory Redemption in Part

On each Payment Date, other than the Payment Date on which the Notes are to be redeemed under paragraphs (a) above or (f) or (g) below, the Issuer shall make redemptions of the Offered Notes in accordance with the Principal Priority of Payments and shall apply the following amounts (each as determined on the Determination Date immediately preceding such Payment Date): the amounts determined pursuant to paragraph (i) of the Principal Priority of Payments, in redeeming the A1 Notes until the Payment Date on which the A1 Notes have been redeemed in full; after the A1 Notes have been redeemed in full the Issuer shall apply the amounts determined pursuant to

paragraph (ii) of the Principal Priority of Payments, in redeeming the A2 Notes until the Payment Date on which such A2 Notes have been redeemed in full.

The circumstances for *pro rata* application referred to in Condition 2(d) arise on any such Payment Date immediately succeeding a Determination Date on which:

- (i) after the previous Payment Date, the result produced by the fraction $(M+B1)/(A+M+B1)$ is greater than or equal to twice the result produced by that fraction as at the Issue Date;
- (ii) all balances on each of the sub-ledgers of the Principal Deficiency Ledger are zero;
- (iii) the balance of the Reserve Fund is at the Reserve Fund Required Amount;
- (iv) the Liquidity Drawn Amount is zero; and
- (v) the total balance of all Mortgage Loans in the Mortgage Pool which are 90 days or more in arrears does not exceed 15 per cent. of the total balance of all the Mortgage Loans in the Mortgage Pool.

For the purposes of this paragraph, as at any date:

A = the aggregate Principal Amount Outstanding of the A Notes on such date;

M = the aggregate Principal Amount Outstanding of the M Notes on such date;

B1 = the aggregate Principal Amount Outstanding of the B1 Notes on such date.

The Administrator is responsible, pursuant to the Administration Agreement, for determining the amount of the Actual Redemption Funds as at any Determination Date and each determination so made shall (in the absence of gross negligence, wilful default, bad faith or manifest error) be final and binding on the Issuer, the Trustee, and all Noteholders and no liability to the Noteholders shall attach to the Issuer, the Trustee, or (in such absence as aforesaid) to the Administrator in connection therewith.

(c) Redemption of the B2 Notes

On each Payment Date, other than the Payment Date on which the B2 Notes are to be redeemed under paragraphs (a) above or (f) or (g) below, the Issuer shall apply an amount equal to the amounts available under item (xvii) in the Pre-Enforcement Priority of Payments to redeem the B2 Notes in accordance with the terms of the Administration Agreement.

(d) Redemption of the C Notes

On each Payment Date, other than the Payment Date on which the C Notes are to be redeemed under paragraphs (a) above or (f) or (g) below, the Issuer shall apply an amount equal to the amounts available under item (xx) in the Pre-Enforcement Priority of Payments to redeem the C Notes in accordance with the terms of the Administration Agreement.

(e) Note Principal Payments, Principal Amount Outstanding and Pool Factor

The principal amount redeemable in respect of each Note of each class other than the B2 Notes and the C Notes (the "Note Principal Payment") on any Payment Date under paragraph (b) above shall be the amount of the Actual Redemption Funds on the Determination Date immediately preceding that Payment Date to be applied in redemption of the Notes of that class multiplied by the denomination of such Note and divided by the aggregate Principal Amount Outstanding of the Notes of that class outstanding on the relevant Payment Date (rounded down to the nearest pound or euro); provided always that no such Note Principal Payment may exceed the Principal Amount Outstanding of the relevant Note.

The principal amount redeemable in respect of each B2 Note (the "B2 Note Principal Payment") on any Payment Date under paragraph (c) above shall be the amount of the funds on the Determination Date immediately preceding that Payment Date to be applied in redemption of the B2 Notes divided by the number of B2 Notes outstanding on the relevant Payment Date (rounded down to the nearest pound); provided always that no such B2 Note Principal Payment may exceed the B2 Note Principal Amount Outstanding of the relevant B2 Note.

The principal amount redeemable in respect of each C Note (the "C Note Principal Payment") on any Payment Date under paragraph (d) above shall be the amount of the funds on the Determination Date immediately preceding that Payment Date to be applied in redemption of the C Notes divided by the number of C Notes outstanding on the relevant Payment Date (rounded down to the nearest pound); provided always that no such C Note Principal Payment may exceed the C Note Principal Amount Outstanding of the relevant C Note.

With respect to each of the Offered Notes on (or as soon as practicable after) each Determination Date, the Issuer shall determine (or cause the Administrator to determine) (i) the amount of any Note Principal Payment due on the

Payment Date next following such Determination Date, (ii) the principal amount outstanding of each such Note of such class on the Payment Date next following such Determination Date (after deducting any Note Principal Payment due to be made on that Payment Date) (the “Offered Notes Principal Amount Outstanding”) and (iii) the fraction expressed as a decimal to the sixth point (the “Pool Factor”), of which the numerator is the Principal Amount Outstanding of a Note of that class (as referred to in (ii) above) and the denominator is the denomination of the Note. Each determination by or on behalf of the Issuer of any Note Principal Payment, the Principal Amount Outstanding of a Note and the Pool Factor shall in each case (in the absence of negligence, wilful default, bad faith or manifest error) be final and binding on all persons.

With respect to each B2 Note on (or as soon as practicable after) each Determination Date, the Issuer shall determine (or cause the Administrator to determine) (i) the amount of any B2 Note Principal Payment due on the Payment Date next following such Determination Date, (ii) the principal amount outstanding of each B2 Note on the Payment Date next following such Determination Date (after deducting any B2 Note Principal Payment due to be made on that Payment Date) (“B2 Note Principal Amount Outstanding”) and (iii) the fraction expressed as a decimal to the sixth point (the “B2 Note Pool Factor”), of which the numerator is the B2 Note Principal Amount Outstanding (as referred to in (ii) above) and the denominator is the denomination of the relevant Note. Each determination by or on behalf of the Issuer of any B2 Note Principal Payment, the B2 Note Principal Amount Outstanding and the B2 Note Pool Factor shall in each case (in the absence of wilful default, bad faith or manifest error) be final and binding on all persons.

With respect to each C Note on (or as soon as practicable after) each Determination Date, the Issuer shall determine (or cause the Administrator to determine) (i) the amount of any C Note Principal Payment due on the Payment Date next following such Determination Date, (ii) the principal amount outstanding of each C Note on the Payment Date next following such Determination Date (after deducting any C Note Principal Payment due to be made on that Payment Date) (“C Note Principal Amount Outstanding” and “Principal Amount Outstanding” shall mean the principal amount outstanding of one or more Class of Notes from time to time) and (iii) the fraction expressed as a decimal to the sixth point (the “C Note Pool Factor”), of which the numerator is the C Note Principal Amount Outstanding (as referred to in (ii) above) and the denominator is the denomination of the relevant Note. Each determination by or on behalf of the Issuer of any C Note Principal Payment, the C Note Principal Amount Outstanding and the C Note Pool Factor shall in each case (in the absence of wilful default, bad faith or manifest error) be final and binding on all persons.

With respect to each of the classes of Notes, the Issuer will cause each determination of a Note Principal Payment, Offered Notes Principal Amount Outstanding and Pool Factor, or B2 Note Principal Payment, B2 Note Principal Amount Outstanding and B2 Note Pool Factor, or C Note Principal Payment, C Note Principal Amount Outstanding and C Note Pool Factor (as the case may be) to be notified in writing forthwith to the Trustee, the Paying Agents, the Agent Bank and (for so long as the Notes are listed on one or more stock exchanges) the relevant stock exchanges, and will immediately cause notice of each such determination to be given in accordance with Condition 16 by not later than two Business Days prior to the relevant Payment Date. If no Note Principal Payment, B2 Note Principal Payment or C Note Principal Payment is due to be made on the Notes on any Payment Date a notice to this effect will be given to the Noteholders.

If the Issuer does not at any time for any reason determine (or cause the Administrator to determine) with respect to each of the classes of Notes, a Note Principal Payment, the Offered Notes Principal Amount Outstanding or the Pool Factor, or a B2 Note Principal Payment, the B2 Note Principal Amount Outstanding or the B2 Note Pool Factor, or a C Note Principal Payment, the C Note Principal Amount Outstanding or the C Note Pool Factor (as the case may be) in accordance with the preceding provisions of this paragraph, such determination may be made by the Trustee in accordance with this paragraph and each such determination or calculation shall be deemed to have been made by the Issuer.

(f) Optional Redemption

On any Payment Date following the Payment Date on which the aggregate Principal Amount Outstanding of the Offered Notes is less than 10 per cent. of the initial aggregate Base Currency PAO of the Offered Notes, the Administrator may give not more than 60 nor less than 30 days’ notice to the Trustee and the Noteholders in accordance with Condition 16 and, following the giving of such notice, the Issuer shall be obliged to redeem all (but not some only) of the Offered Notes at their Offered Notes Principal Amount Outstanding, all (but not some only) of the B2 Notes at their B2 Note Principal Amount Outstanding and all (but not some only) of the C Notes at their C Note Principal Amount Outstanding, provided that prior to giving any such notice, the Issuer shall have provided to the Trustee a certificate signed by two directors of the Issuer to the effect that it will have the funds, not subject to any interest of any other person, required to redeem the Notes as aforesaid.

(g) Optional Redemption for Tax Reasons

If the Issuer at any time immediately prior to the giving of the notice referred to below satisfies the Trustee that either (i) on the next Payment Date the Issuer would be required by reason of a change in law, or the interpretation, application or administration thereof, to deduct or withhold from any payment of principal or interest on the Offered Notes (other than in respect of default interest), any amount for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by the United Kingdom or any political sub-division thereof or any authority thereof or therein or (ii) the total amount payable in respect of interest in relation to any of the Mortgage Loans during an Interest Period ceases or would cease to be receivable (whether by reason of any Borrower being obliged to deduct or withhold any amount in respect of tax therefrom or otherwise, or where the Issuer is treated as receiving amounts in relation to interest on the Mortgage Loans which are not in fact received) by the Issuer during such Interest Period, then the Issuer may, having given not more than 60 nor less than 30 days' notice to the Trustee and the Noteholders in accordance with Condition 16, redeem on any Payment Date all (but not some only) of the Offered Notes at their Offered Notes Principal Amount Outstanding, all (but not some only) of the B2 Notes at their B2 Note Principal Amount Outstanding and all (but not some only) of the C Notes at their C Note Principal Amount Outstanding, provided that, prior to giving any such notice, the Issuer shall have provided to the Trustee (a) a certificate signed by two directors of the Issuer to the effect that it will have the funds, not subject to the interest of any other person, required to redeem all the Notes as aforesaid and (b) if appropriate a legal opinion (in form and substance satisfactory to the Trustee) from a firm of lawyers in England (approved in writing by the Trustee) opining on the relevant change in tax law (or interpretation, application or administration thereof). Any certificate and legal opinion given by or on behalf of the Issuer may be relied on by the Trustee and shall be conclusive and binding on the Noteholders.

The term "Optional Redemption" shall refer to redemption of the Notes under any of the foregoing circumstances or procedures referred to in paragraph (f) or (g) above.

(h) Notice of Redemption

Any such notice as is referred to in paragraph (f) or (g) above shall be irrevocable and, upon the expiration of such notice, the Issuer shall be bound to redeem the Offered Notes at the Offered Notes Principal Amount Outstanding, (where applicable) the B2 Notes at their B2 Note Principal Amount Outstanding and (where applicable) the C Notes at their C Note Principal Amount Outstanding.

(i) Purchase

The Issuer shall not purchase any Notes.

(j) Cancellation

All Notes redeemed pursuant to paragraphs (b), (f) or (g) above will be cancelled upon redemption and may not be resold or re-issued.

(k) Post Enforcement Call Option

All of the M1 Noteholders and/or the M2 Noteholders and/or the B1 Noteholders and/or the B2 Noteholders and/or the C Noteholders will, at the request of the Trustee, sell all (but not some only) of their holdings of the M1 Notes and/or the M2 Notes and/or the B1 Notes and/or the B2 Notes and/or the C Notes, as the case may be, to RMAC Holdings Limited pursuant to the option granted to it by the Trustee (as agent for the Noteholders) to acquire all (but not some only) of the M1 Notes and/or the M2 Notes and/or the B1 Notes and/or the B2 Notes and/or the C Notes (plus accrued interest thereon), for the consideration of one penny per M1 Note, one penny per M2 Note, one penny per B1 Note, one penny per B2 Note and one penny per C Note outstanding in the event that the Security for the C Notes is enforced, at any time after the date on which the Trustee determines that the proceeds of such enforcement are insufficient, after payment of all other claims ranking in priority to the M1 Notes and/or the M2 Notes and/or the B1 Notes and/or the B2 Notes and/or the C Notes and after the application of any such proceeds to the C Notes under the Deed of Charge, to pay any further principal and interest and any other amounts whatsoever due in respect of the C Notes.

Furthermore, each of the Noteholders acknowledges that the Trustee has the authority and the power to bind the Noteholders in accordance with the terms and conditions set out in the Post Enforcement Call Option and each Noteholder, by subscribing for or purchasing the relevant Note(s), agrees to be so bound.

Condition 6: Method of Payments

(a) Global Notes

Payments of interest and principal in respect of any Global Note will be made to the persons in whose names the Global Note is registered on the Register. A record of each payment so made on a Global Note distinguishing between any payment of principal and/or payment of interest, will be noted on the Register and endorsed on the schedule to

the relevant Global Note by or on behalf of the Registrar, which record shall be *prima facie* evidence that such payment has been made. Payments in respect of the Notes will be made by sterling cheque drawn on a bank in London or by transfer to a sterling account maintained by the payee with a bank in London.

(b) Definitive Notes

Payments of principal and interest (except where, after such payment, the unpaid principal amount of the relevant Note would be reduced to zero (including as a result of any other payment of principal due in respect of such Note), in which case the relevant payment of principal or interest, as the case may be, will be made against surrender of such Notes) in respect of Definitive Notes will be made by sterling cheque drawn on a bank in London mailed to the holder (or to the first-named of joint holders) of such Definitive Note at the address shown in the Register not later than the due date for such payment. If any payment due in respect of any Definitive Note is not paid in full, the Registrar will annotate the Register with a record of the amount (if any) so paid. For the purposes of this Condition 6, the holder of a Definitive Note will be deemed to be the person shown as the holder (or the first named of joint holders) on the Register on the 15th day before the due date for such payment (the “**Record Date**”).

Upon application by the holder of a Definitive Note to the specified office of the Registrar not later than the Record Date for any payment in respect of such Definitive Note, such payment will be made by transfer to a sterling account maintained by the payer with a bank in London. Any such application for transfer to such an account shall be deemed to relate to all future payments in respect of such Definitive Note until such time as the Registrar is notified in writing to the contrary by the holder thereof.

(c) Payments of principal and interest in respect of the Notes are subject in all cases to any fiscal or other laws and regulations applicable thereto.

(d) If payment of principal is improperly withheld or refused on or in respect of any Note or part hereof, the interest which continues to accrue in respect of such Note in accordance with Condition 4(a) will be paid to the extent received against presentation of such Note at the specified office of the Paying Agents (in respect of any Global Note) and in accordance with this Condition 6 (in respect of any Definitive Note). If any payment due in respect of any Global Note is not paid in full, the Principal Paying Agent will endorse a record of the amount (if any) so paid on the relevant Global Note. 23.22(1)

(e) The initial Paying Agents and their initial specified offices are listed at the end of these Conditions. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of the Principal Paying Agent and to appoint additional or other Paying Agents. The Issuer will at all times maintain: (i) a Paying Agent with a specified office in London (so long as the Notes are admitted to the Official List of the UK Listing Authority and are admitted to trading on the London Stock Exchange), (ii) a Paying Agent with a specified office in continental Europe and (iii) an Agent Bank. The Issuer will cause at least 30 days’ notice of any change in or addition to any of the agents or their specified offices to be given in accordance with Condition 16.

(f) If any Global Note is presented for payment on a day which is not a Business Day, no further payments of additional amounts by way of interest, principal or otherwise shall be due in respect of such Global Note. For the purpose of Condition 6, “**Business Day**” means a day (other than Saturday and Sunday) on which banks are open for business in London and Luxembourg and in any case where presentation or surrender of a Global Note is required, in the place where the Global Note is presented or surrendered.

(g) If, upon due presentation upon a relevant Payment Date, payment of the relevant amount of principal or interest is improperly withheld or refused on or in respect of any Global Note or part thereof by the Paying Agents, the Issuer will indemnify the Trustee on behalf of the relevant affected Noteholders by paying to the Trustee on behalf of such Noteholders a sum calculated as the amount so withheld or refused plus an amount calculated as equal to the amount of interest which would have accrued in accordance with Condition 4 if payment of such amount had been paid by the Issuer to the Noteholders on the relevant Payment Date (as well after as before any judgment or decree) up to (but excluding) the date on which all sums due in respect of such Global Note up to that day are received by the relevant Noteholder, payment under such indemnity to be due without demand from the relevant Payment Date.

Condition 7: Transferability

Any person who acquires, holds or is the transferee of a B2 Note or any interest in a B2 Note (including the beneficiary of entitlement to payments of interest under a B2 Note or the beneficiary under any trust declared over a B2 Note or a payment of interest under B2 Note):

(a) hereby represents that it is a company within the charge to United Kingdom corporation tax as regards any payment of interest unless and until such time as that person otherwise notifies the Issuer by sending a notice in writing to the Administrator that this is not the case; and

- (b) agrees to indemnify the Issuer for any loss or liability, costs and expenses (including stamp duties) which the Issuer determines will be or has been suffered by the Issuer to the extent that the person acquiring or holding, or who is the transferee of the B2 Note or any interest in the B2 Note, is in breach of the representation referred to in paragraph (a) above.

Condition 8: Prescription

Claims for principal and interest in respect of a Global Note shall become void unless presented for payment of principal within a period of 10 years from the Relevant Date in respect thereof and five years in respect of payment of interest. Claims for principal and interest in respect of Definitive Notes shall become void unless made within 10 years, in the case of principal, and five years, in the case of interest, of the appropriate Relevant Date. After the date on which a Note becomes void in its entirety, no claim may be made in respect thereof. In this Condition, the “**Relevant Date**” in respect of a Note is the date on which a payment in respect thereof first becomes due or (if the full amount of the monies payable in respect of all the Notes due on or before that date has not been duly received by the Principal Paying Agent or the Trustee on or prior to such date) the date on which the full amount of such monies having been so received, notice to that effect is duly given to the Noteholders in accordance with Condition 16.

6.1.15

Condition 9: Taxation

All payments in respect of the Notes will be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessment or charges of whatsoever nature unless the Issuer or any Paying Agent (as applicable) is required by applicable law to make any payment in respect of the Notes subject to any withholding or deduction for, or on account of, any present or future taxes, duties, assessment or charges of whatsoever nature. In that event, the Issuer or such Paying Agent (as the case may be) shall make such payment after such withholding or deduction has been made and shall account to the relevant authorities for the amount so required to be withheld or deducted. None of the Principal Paying Agent, any other Paying Agent, GMAC-RFC, the Issuer nor any other person will be obliged to make any additional payments to holders of Notes in respect of such withholding or deduction.

6.1.9

Condition 10: Events of Default

- (a) The Trustee at its absolute discretion may, and if so requested in writing by the holders of not less than 25 per cent. in aggregate of the Base Currency PAO of any of the A1 Notes or the A2 Notes or, if no A Notes are outstanding, the M1 Notes, or, if no M1 Notes are outstanding, the M2 Notes, or, if no M2 Notes are outstanding, the B1 Notes, or, if no B1 Notes are outstanding, the B2 Notes, or if no B2 Notes are outstanding, the C Notes, or if so directed by or pursuant to an Extraordinary Resolution (as defined in the Trust Deed) of the holders of any of the A1 Notes or the A2 Notes or, if no A Notes are outstanding, the M1 Notes, or, if no M1 Notes are outstanding, the M2 Notes, or, if no M2 Notes are outstanding, the B1 Notes, or, if no B1 Notes are outstanding, the B2 Notes or if no B2 Notes are outstanding, the C Notes (subject to the Trustee being indemnified to its satisfaction), the Trustee shall give notice (an “**Enforcement Notice**”) to the Issuer declaring the Notes to be due and repayable at any time after the happening of any of the following events (each an “**Event of Default**”):
- (i) default being made for a period of ten Business Days in the payment of the principal of or any interest on any Note when and as the same ought to be paid in accordance with these Conditions provided that a deferral of interest in accordance with Condition 4(f) shall not constitute a default in the payment of such interest for the purposes of this Condition 10; or
 - (ii) the Issuer failing duly to perform or observe any other obligation binding upon it under the Notes or the Trust Deed or the Issuer or the Administrator failing duly to perform or observe any obligation binding on it under the Administration Agreement or the Deed of Charge and, in any such case (except where the Trustee certifies that, in its opinion, such failure is incapable of remedy when no notice will be required) such failure is continuing for a period of 30 days following the service by the Trustee on the Issuer or the Administrator (as the case may require) of notice requiring the same to be remedied; or
 - (iii) the Issuer, other than for the purposes of such amalgamation or reconstruction as is referred to in subparagraph (iv) below, ceasing or, through an official action of the Board of Directors of the Issuer, threatening to cease to carry on business or being unable to pay its debts as and when they fall due within the meaning of Section 123(2) of the Insolvency Act 1986 (as amended); or
 - (iv) an order being made or an effective resolution being passed for the winding up of the Issuer except a winding up for the purposes of or pursuant to an amalgamation or reconstruction the terms of which have previously been approved by the Trustee in writing or by an Extraordinary Resolution of the holders of the A1 Notes (if any A1 Notes are then outstanding) and the holders of the A2 Notes or if no A Notes are outstanding, the holders of the M1 Notes, or if no M1 Notes are outstanding, the holders of the M2 Notes, or, if no M2 Notes are outstanding, the holders of the B1 Notes, or, if no B1 Notes are outstanding, the holders of the B2 Notes, or if no B2 Notes are outstanding, the holders of the C Notes; or

- (v) proceedings being otherwise initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including, but not limited to, presentation of a petition for the appointment of an administrator or liquidator) and such proceedings are not, in the opinion of the Trustee, being disputed in good faith with a reasonable prospect of success, or an administrator being appointed, or a receiver, liquidator or other similar official being appointed in relation to the Issuer or in relation to the whole or any substantial part of the undertaking or assets of the Issuer, or an encumbrancer taking possession of the whole or any substantial part of the undertaking or assets of the Issuer, or a distress, execution, diligence or other process being levied or enforced upon or sued out against the whole or any substantial part of the undertaking or assets of the Issuer and such possession or process (as the case may be) not being discharged or not otherwise ceasing to apply within 30 days, or the Issuer initiating or consenting to proceedings relating to itself under applicable liquidation, insolvency, composition, reorganisation or other similar laws or making a conveyance or assignment for the benefit of its creditors generally, provided that, in the case of each of the events described in sub-paragraphs (ii), (iii) or (v) to this paragraph (a), the Trustee has certified to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders.
- (b) Upon any declaration being made by the Trustee in accordance with paragraph (a) above that the Notes are due and repayable, the Offered Notes shall immediately become due and repayable at the Offered Notes Principal Amount Outstanding, the B2 Notes shall immediately become due and repayable at the B2 Note Principal Amount Outstanding, and the C Notes shall immediately become due and repayable at the C Note Principal Amount Outstanding, together with accrued interest as provided in the Trust Deed.
- (c) So long as any part of the Offered Notes remain outstanding the Issuer will, upon becoming aware of the occurrence of any Event of Default, give notice in writing thereof to the Trustee.

Condition 11: Enforcement of Notes

At any time after the Notes have become due and repayable, the Trustee may, at its discretion and without further notice, take such proceedings against the Issuer as it may think fit to enforce payment of the Notes together with accrued interest. The Trustee shall not be bound to take any such proceedings unless (x) it shall have been so directed by an Extraordinary Resolution of the Noteholders of the relevant class provided that (i) no Extraordinary Resolution of the M1 Noteholders, M2 Noteholders, B1 Noteholders, B2 Noteholders, or C Noteholders or any request of M1 Noteholders, M2 Noteholders, B1 Noteholders, B2 Noteholders or C Noteholders shall be effective unless there is an Extraordinary Resolution of each of the A1 Noteholders and the A2 Noteholders or a direction of each of the A1 Noteholders, the A2 Noteholders to the same effect, or if no A Notes remain outstanding no Extraordinary Resolution of the M2 Noteholders, B1 Noteholders, B2 Noteholders, or C Noteholders or any request of the M2 Noteholders, B1 Noteholders, B2 Noteholders, or C Noteholders shall be effective unless there is an Extraordinary Resolution of the M1 Noteholders or a direction of the M1 Noteholders to the same effect, or if no A Notes or M1 Notes remain outstanding, no Extraordinary Resolution of the B1 Noteholders, B2 Noteholders or C Noteholders or any request of the B1 Noteholders, B2 Noteholders, or C Noteholders shall be effective unless there is an Extraordinary Resolution of the M2 Noteholders or a direction of the M2 Noteholders to the same effect, or if no A Notes, M1 Notes or M2 Notes remain outstanding, no Extraordinary Resolution of the B2 Noteholders, or the C Noteholders or any request of the B2 Noteholders or the C Noteholders shall be effective unless there is an Extraordinary Resolution of the B1 Noteholders, Noteholders or a direction of the B1 Noteholders to the same effect, or if no A Notes, M1 Notes and M2 Notes remain outstanding, no Extraordinary Resolution of the C Noteholders or any request of the C Noteholders shall be effective unless there is an Extraordinary Resolution of the B1 Noteholders or a direction of the B1 Noteholders to the same effect and (y) it shall have been indemnified to its satisfaction. No Noteholder may take any action against the Issuer to enforce its rights in respect of the Notes or to enforce all or any of the security constituted by the Deed of Charge otherwise than through the Trustee unless the Trustee, having become bound to do so, fails to do so within a reasonable period and such failure shall be continuing.

Condition 12: Meetings of Noteholders, Modifications; Consents, Waiver

The Trust Deed contains provisions for convening meetings of A1 Noteholders, A2 Noteholders, M1 Noteholders, M2 Noteholders, B1 Noteholders, the B2 Noteholders, and C Noteholders to consider any matter affecting their interests, including the sanctioning by an Extraordinary Resolution of such Noteholders of the relevant class of any modification of the Notes of the relevant class (including these Conditions as they relate to the Notes of such relevant class, as the case may be) or the provisions of any of the Documents, provided that no modification of certain terms by the Noteholders of any class including, *inter alia*, the date of maturity of the Notes of the relevant class or a modification which would have the effect of postponing any day for payment of interest in respect of such Notes, the reduction or cancellation of the amount of principal payable in respect of such Notes or any alteration of the priority of such Notes (any such modification in respect of any such class of Notes being referred to below as a "Basic Terms Modification") shall be effective unless such Extraordinary Resolution complies with the relevant terms of the Trust Deed.

The quorum at any meeting of the Noteholders of any class of Notes for passing an Extraordinary Resolution shall be two or more persons holding or representing over 50 per cent. of the aggregate Principal Amount Outstanding of the Notes of the relevant class then outstanding, or, at any adjourned meeting, two or more persons being or representing the Noteholders of the relevant class, whatever the aggregate Principal Amount Outstanding of the Notes of the relevant class then outstanding, except that, at any meeting the business of which includes the sanctioning of a Basic Terms Modification, the necessary quorum for passing an Extraordinary Resolution shall be two or more persons holding or representing in the aggregate not less than 75 per cent., or at any adjourned such meeting not less than 25 per cent., of the aggregate Principal Amount Outstanding of the Notes of the relevant class then outstanding. The quorum at any meeting of the Noteholders of any class of Notes for all business other than voting on an Extraordinary Resolution shall be two or more persons holding or representing in the aggregate not less than 5 per cent. of the aggregate Principal Amount Outstanding of the Notes of the relevant class or, at any adjourned meeting, two or more persons being or representing the Noteholders of the relevant class, whatever the aggregate Principal Amount Outstanding of the Notes of the relevant class then outstanding so held.

For so long as the Notes (whether being Definitive Notes or represented by Global Notes) of any class are held by one party, such party and/or any proxy or representative for such party shall constitute two persons for the purposes of forming a quorum of that class of Noteholders.

An Extraordinary Resolution of the A1 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A2 Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A2 Noteholders (for the avoidance of doubt without prejudice to the rights of the requisite majority of the A1 Noteholders to direct the Trustee under Condition 10). An Extraordinary Resolution of the A2 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A1 Noteholders or it is sanctioned by an Extraordinary Resolution of each of the A1 Noteholders, (for the avoidance of doubt without prejudice to the rights of the requisite majority of the A2 Noteholders to direct the Trustee under Condition 10).

An Extraordinary Resolution of the M1 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders and the A2 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the A Noteholders, the exercise of which will be binding on the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders and the C Noteholders, irrespective of the effect on their interests.

An Extraordinary Resolution of the M2 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders and the M1 Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders, the A2 Noteholders and the M1 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the M2 Noteholders, the exercise of which will be binding on the B1 Noteholders, the B2 Noteholders and the C Noteholders irrespective of the effect on their interests.

An Extraordinary Resolution of the B1 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders, the M1 Noteholders and the M2 Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders, the A2 Noteholders, the M1 Noteholders, and the M2 Noteholders. Except in certain circumstances, the Trust Deed imposes no such limitations on the powers of the B1 Noteholders, the exercise of which will be binding on the B2 Noteholders and the C Noteholders, irrespective of the effect on their interests.

An Extraordinary Resolution of the B2 Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders, the M1 Noteholders, the M2 Noteholders and the B1 Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders, the A2 Noteholders, the A2 Noteholders, the M1 Noteholders, the M2 Noteholders and the B1 Noteholders.

An Extraordinary Resolution of the C Noteholders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders and the B2 Noteholders or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders, the A2 Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders and the B2 Noteholders.

An Extraordinary Resolution passed at any meeting of the Noteholders of any class of Notes shall be binding on all Noteholders of the relevant class, whether or not they are present at the meeting. The majority required for an Extraordinary Resolution, including the sanctioning of a Basic Terms Modification, shall be not less than 75 per cent. of the votes cast on that Extraordinary Resolution.

Subject to the succeeding paragraph, the Trustee may agree, without the consent of the Noteholders of any class, (a) to any modification (except a Basic Terms Modification) of, or to the waiver or authorisation of any breach or proposed breach of, the Notes of such class (including these Conditions) or any of the Documents, which is not, in the opinion of the Trustee, materially prejudicial to the interests of the Noteholders of such class or (b) to any modification of the Notes of such class (including these Conditions) or any of the Documents, which in the Trustee's opinion is to correct a manifest error or is of a

formal, minor or technical nature. In respect of each class of Notes, the Trustee may also, without the consent of the Noteholders of such class, determine that any Event of Default or any condition, event or act which, with the giving of notice and/or lapse of time and/or the issue of a certificate and/or the making of any determination, would constitute an Event of Default shall not, subject to specified conditions, be treated as such (but the Trustee may not make any such determination of any Event of Default or any such waiver or authorisation of any such breach or proposed breach of the Notes (including the Conditions) or any of the Documents in contravention of an express direction of the Noteholders given by Extraordinary Resolution or a request under Condition 10 or 11). Any such modification, waiver, authorisation or determination shall be binding on the Noteholders of each such class and, unless the Trustee agrees otherwise, any such modification shall be notified to such Noteholders in accordance with Condition 16 as soon as practicable thereafter.

The Trustee shall be entitled to assume, for the purposes of exercising any power, trust, authority, duty or discretion under or in relation to these Conditions or any of the Documents, that such exercise will not be materially prejudicial to the interests of any Noteholders if S&P and/or Fitch have confirmed that the current ratings of the relevant Notes would not be adversely affected by such exercise.

Condition 13: Indemnification and Exoneration of the Trustee

The Trust Deed contains provisions governing the responsibility (and relief from responsibility) of the Trustee and providing for its indemnification in certain circumstances, including provisions relieving it from taking enforcement proceedings or enforcing the Security unless indemnified to its satisfaction. The Trustee and its related companies are entitled to enter into business transactions with, inter alios, the Issuer and Administrator, and/or related companies of any of them without accounting for any profit resulting therefrom. The Trustee will not be responsible for any loss, expense or liability which may be suffered as a result of, *inter alia*, any assets comprised in the Security, or any deeds or documents of title thereto, being uninsured or inadequately insured or being held by or to the order of the Administrator or by a clearing organisation or their operators or by intermediaries such as banks, brokers or other similar persons on behalf of the Trustee.

The Trust Deed provides that the Trustee shall be under no obligation to make any searches, enquiries, or independent investigations of title in relation to any of the properties secured by the Mortgages.

Condition 14: Definitive Notes

Definitive Notes will only be issued if any of the following apply:

- (a) both Euroclear and Clearstream, Luxembourg are closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announce an intention permanently to cease business and do so cease business and no alternative clearing system satisfactory to the Trustee is available; or
- (b) the Trustee has given an Enforcement Notice to the Issuer; or
- (c) the Issuer would suffer a material disadvantage in respect of the Notes as a result of a change in the laws or regulations (taxation or otherwise) (or in the interpretation, application or administration of the same) of any applicable jurisdiction (including payments being made net of tax) which would not be suffered were the relevant Notes in definitive form and a certificate to such effect signed by two directors of the Issuer is delivered to the Trustee.

If Definitive Notes are issued, the beneficial interests represented by the Global Note of each class shall be exchanged in whole (but not in part) by the Issuer for Definitive Notes, in the aggregate amount equal to the Offered Notes Principal Amount Outstanding, the B2 Note Principal Amount Outstanding or the C Note Principal Amount Outstanding (as the case may be) of the relevant Global Note, subject to and in accordance with the detailed provisions of the Paying Agency Agreement, the Trust Deed and the relevant Global Notes.

Condition 15: Replacement of Global Notes and Definitive Notes

If any Global Note or Definitive Note is mutilated, defaced, lost, stolen or destroyed, it may be replaced at the specified office of any Paying Agent or the Registrar. Replacement of any mutilated, defaced, lost, stolen or destroyed Note will only be made on payment of such costs as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Global Notes or Definitive Notes must be surrendered before new ones will be issued.

Condition 16: Notice to Noteholders

Any notice to the Noteholders shall be validly given if published in the Financial Times or, if such newspaper shall cease to be published or timely publication therein shall not be practicable, in such English language newspaper or newspapers as the Trustee shall approve having a general circulation in the United Kingdom. Any such notice shall be deemed to have been given to the Noteholders and they shall be deemed to have notice of the content of any such notice, in each case, on the

date of such publication or, if published more than once or on different dates, on the first date on which publication shall have been made in the newspaper or newspapers in which (or on the Relevant Screen on which) publication is required.

The Trustee shall be at liberty to sanction some other method of giving notice to the Noteholders or any class of them if, in its opinion, such other method is reasonable having regard to market practice then prevailing and to the requirements of the stock exchange on which the Notes are then listed and provided that notice of such other method is given to the Noteholders in such manner as the Trustee shall require.

For so long as the Notes are represented by Global Notes, notices to Noteholders may be given by delivery of the relevant notice to Euroclear and Clearstream, Luxembourg for communication to the relative Accountholders rather than by publication as required by this Condition 16 provided that, in respect of the Offered Notes, so long as the Offered Notes are admitted to the Official List of the UK Listing Authority and are admitted to trading on the London Stock Exchange, that competent authority so agrees. Any such notice shall be deemed to have been given to the Noteholders on the seventh day after the day on which such notice is delivered to the Registrar and Euroclear and/or Clearstream, Luxembourg.

Condition 17: Rights of Third Parties

No rights are conferred on any third person (except the Noteholders) under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Notes, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

Condition 18: European Economic and Monetary Union

- (a) The Issuer may, without the consent of the Noteholders on giving at least 30 days' prior notice to the Trustee and the Paying Agents designate a date (the "**Redenomination Date**"), being a Payment Date falling on or after the date on which the United Kingdom becomes a Participating Member State.
- (b) Notwithstanding the other provisions of these Conditions, with effect from the Redenomination Date:
- (i) the Notes shall be deemed to be redenominated in euro in the denomination of euro 0.01 with a principal amount for each such Note equal to the Principal Amount Outstanding of that Note in sterling converted into euro at the rate for conversion of sterling into euro established by the Council of the European Union pursuant to the Treaty (including compliance with rules relating to rounding in accordance with European Community regulations); provided, however, that, if the Issuer determines, with the agreement of the Trustee, that the then market practice in respect of the redenomination into euro 0.01 of securities denominated in sterling is different from that specified above, such provisions shall be deemed to be amended so as to comply with such market practice and the Issuer shall promptly notify the Noteholders, each stock exchange (if any) on which the Notes are then listed and the Paying Agents of such deemed amendments;
 - (ii) if the Notes have been issued in definitive form:
 - (A) the payment obligations contained in all Notes denominated in sterling will become void on the euro exchange date but all other obligations of the Issuer thereunder (including the obligation to exchange such Notes in accordance with this Condition 18), shall remain in full force and effect; and
 - (B) new Notes denominated in euro will be issued in exchange for Notes denominated in sterling in such manner as the Principal Paying Agent may specify and as shall be notified to the Noteholders in the euro exchange notice;
 - (iii) all payments in respect of the Notes (other than, unless the Redenomination Date is on or after such date as the sterling ceases to be a sub-division of the euro, payments of interest in respect of periods commencing before the Redenomination Date) will be made solely in euro by cheque drawn on, or by credit or transfer to a euro account (or any other account to which euro may be credited or transferred) maintained by the payee with, a bank in the principal financial centre of any Participating Member State; and
 - (iv) a Note may only be presented for payment on a day which is a business day in the place of presentation. In this Condition 18, "**business day**" means, in respect of any place of presentation, any day which is a day on which banks are open for business in such place of presentation and which is also a day on which the TARGET system is operating.
- (c) Following redenomination of the Notes pursuant to this Condition 18:
- (i) where such Notes have been issued in definitive form, the amount of interest due in respect of the Notes will be calculated by reference to the principal amount then outstanding of the Notes presented for payment by the relevant holder and the amount of such payment shall be rounded down to the nearest euro 0.01; and
 - (ii) the amount of interest payable in respect of each Note on each Payment Date shall be calculated by applying the Rate of Interest to the principal amount then outstanding of such Note, dividing the product by two and

rounding the figure down to the nearest euro 0.01. If interest is required to be calculated for any other period, it will be calculated on the basis of the actual number of days elapsed divided by 365 (or, if any of the days elapsed fall in a leap year, the sum of (a) the number of those days falling in a leap year divided by 366 and (b) the number of those days falling in a non-leap year divided by 365); provided, however, that, if the Issuer determines that the market practice in respect of internationally offered euro denominated securities is different from that specified above, the above shall be deemed to be amended so as to comply with such market practice and the Issuer shall promptly notify the Noteholders, each stock exchange (if any) on which the Notes are then listed and the Paying Agents of such deemed amendment.

(d) In this Condition 19:

“**EMU**” means European Economic and Monetary Union;

“**euro**” means the single currency introduced on 1 January 1999 at the start of the third stage of EMU pursuant to the Treaty;

“**Participating Member State**” means a Member State of the European Communities which has adopted the euro as its lawful currency in accordance with the Treaty; and

the “**Treaty**” means the Treaty establishing the European Communities, as amended by the Treaty on European Union and the Treaty of Amsterdam.

Condition 19: Governing Law

Except as indicated in the next sentence, the Documents and the Notes are governed by, and shall be construed in accordance with, English law and subject to the jurisdiction of the Courts of England (other than those aspects of the Documents specific to the Scottish Mortgage Loans, which are governed by, and shall be construed in accordance with, Scots law).

In these Conditions:

“**London Business Day**” means a day on which commercial banks are open for business (including dealings in foreign exchange and foreign currency deposits) in London;

“**Relevant Margin**” for the A1 Notes shall be 0.10 per cent. per annum; for the A2 Notes shall be 0.19 per cent. per annum; for the M1 Notes shall be 0.33 per cent. per annum; for the M2 Notes shall be 0.63 per cent. per annum; for the B1 Notes shall be 0.88 per cent. per annum; for the B2 Notes shall be 2.5 per cent. per annum; and for the C Notes shall be 2.50 per cent. per annum;

“**TARGET System**” means the Trans-European Automated Real-time Gross Settlement Express Transfer system or any successor or replacement system.

61.25

TERMS AND CONDITIONS OF THE MERCS

The following is the text of the terms and conditions of the MERCS (the “**MERC Conditions**”) which and to the extent (subject to amendment and completion) will be endorsed on or attached to each Global MERC and each Definitive MERC (if applicable) and (subject to the provisions thereof) will apply to each such MERC.

The Mortgage Early Repayment Certificates (**MERCS**) of RMAC 2004-NSP4 Plc (the “**Issuer**”), issued to GMAC-RFC Limited as part of the consideration for the transfer of the Mortgage Loans, are constituted by a trust deed (the “**Trust Deed**”) expected to be dated on or about 15 December 2004 (the “**Issue Date**”) between the Issuer and J.P. Morgan Corporate Trustee Services Limited (the “**Trustee**”, which expression includes the trustee or trustees for the time being under the Trust Deed) as trustee for holders of the MERCS (“**MERC Holders**”) and in relation to the Definitive MERCS (as defined below), Definitive MERC Holders, and in relation to Global MERCS (as defined below), Global MERC Holders. The MERCS will have the benefit of (to the extent applicable) a paying agency agreement (the “**Paying Agency Agreement**”) dated on or about the Issue Date, as amended or supplemented from time to time between the Issuer, the Trustee, JPMorgan Chase Bank, National Association as principal paying agent (the “**Principal Paying Agent**” and as agent bank (the “**Agent Bank**”), J.P. Morgan Bank Luxembourg S.A. as registered (the “**Registrar**”) and the other paying agents named therein (together with the Principal Paying Agent, the “**Paying Agents**”).

In these MERC Conditions, all references to “**Registrar**”, “**Agent Bank**” and “**Paying Agent**” shall mean any registrar, agent bank or paying agents appointed from time to time in accordance with the Paying Agency Agreement and shall include any successors thereto or to the Principal Paying Agent appointed from time to time in accordance with the Paying Agency Agreement and any reference to an “**Agent**” or “**Agents**” shall mean any or all (as applicable) of the above persons.

In these MERC Conditions, capitalised words and expressions shall, unless otherwise defined below, have the same meanings as those given in the master definitions schedule (the “**Master Definitions Schedule**”) dated the Issue Date between, *inter alios*, the Issuer, the Trustee and the Principal Paying Agent.

These MERC Conditions include summaries of, and are subject to, the detailed provisions of the following agreements, dated on or about the Issue Date and as amended or supplemented from time to time: the Trust Deed (which includes the form of the Notes), the Paying Agency Agreement and a deed of charge between, *inter alios*, the Issuer and the Trustee (the “**Deed of Charge**”). Copies of the Trust Deed, the Paying Agency Agreement, the Deed of Charge and the Master Definitions Schedule are available for inspection during usual business hours at the principal office of the Trustee (presently at Trinity Tower, 9 Thomas More Street, London E1W 1YT) and at the specified office of the Principal Paying Agent. The MERC Noteholders are entitled to the benefit of the Trust Deed and are bound by, and are deemed to have notice of, the provisions of the Trust Deed, the Paying Agency Agreement and the Deed of Charge. The Issuer may not purchase any MERCS.

If MERCS in definitive form were to be issued, the terms and conditions (subject to amendment and completion) set out on each MERC would be as set out below. While the MERCS remain in global form, the same terms and conditions govern such MERCS, except to the extent that they are appropriate only to MERCS in definitive form.

Condition 1: Form and Title

MERCS will be represented by a global certificate in registered form (a “**Global MERC**”).

If MERCS in definitive form are issued pursuant to MERC Condition 13 a definitive certificate in respect of each MERC represented by the Global MERC (the “**Definitive MERCS**”) will be issued in registered form and serially numbered.

Title to the Global MERCS and Definitive MERCS will pass upon registration in the register (the “**Register**”) which the Issuer shall procure to be kept by the Registrar. Registered holders of the Global MERCS or Definitive MERCS shall (to the fullest extent permitted by applicable laws) be deemed and treated at all times, by all persons and for all purposes (including the making of any payments), as the absolute owner of such Global MERC or Definitive MERC, as the case may be, regardless of any notice of ownership, theft or loss, of any trust or other interest therein or of any writing thereon.

For so long as the MERCS are represented by Global MERCS, the Issuer and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat each person who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of the particular number of MERCS (each, an “**Accountholder**”) as the holder of such number of MERCS (including for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the MERC Holders), other than for the purposes of making payments on such Global MERCS, the right to which shall be vested, as against the Issuer and the Trustee, solely in the registered holder of the relevant Global MERC in accordance with and subject to the terms of the Trust Deed.

Transfers and exchanges of beneficial interests in the Global MERCS will be effected subject to and in accordance with the rules and procedures of Euroclear and Clearstream, Luxembourg, as appropriate.

Condition 2: Status, Security and Administration

The MERCs are constituted by the Trust Deed.

The MERCs constitute direct, secured (as more particularly described in the Deed of Charge) and unconditional obligations of the Issuer and rank *pari passu* without preference or priority amongst each other.

The Deed of Charge contains provisions to the effect that, so long as any of the Notes are outstanding, the Trustee shall not be required, when exercising its powers, authorities and discretions, to have regard to the interests of any other persons (other than Noteholders in accordance with the Trust Deed) having the benefit of the security constituted by the Deed of Charge and, in relation to the exercise of such powers, authorities and discretions, the Trustee shall have no liability to such persons as a consequence of so acting.

As security for the payment of all monies payable in respect of the MERCs, the Issuer will enter into the Deed of Charge, creating the following security in favour of the Trustee for itself and on trust for the other persons expressed to be secured parties thereunder:

- (a) first fixed charges in favour of the Trustee over the Issuer's interests in the Mortgage Loans, the Mortgages and certain other collateral security relating to the Mortgage Loans (such collateral security, together with the Mortgages, the "Related Security");
- (b) an equitable assignment in favour of the Trustee of the Issuer's interests in the insurance contracts to the extent that they relate to the Mortgage Loans;
- (c) an assignment in favour of the Trustee of the benefit of the Administration Agreement, the Corporate Services Agreement, the Mortgage Sale Agreement, the Guaranteed Investment Contract, the Bank Agreement, the Liquidity Facility Agreement, the Interest Rate Cap Agreement, the Declaration of Trust and the Paying Agency Agreement (the "Charged Obligation Documents");
- (d) a first fixed equitable charge in favour of the Trustee over the Issuer's interest in the Issuer Transaction Account, the GIC Account and any other bank account in which the Issuer has an interest; and
- (e) a first floating charge in favour of the Trustee (ranking after the security referred to in (a) to (d) above) over the whole of the undertaking, property, assets and rights of the Issuer (and extending to all of the Issuer's Scottish assets, including those charged by the fixed security) (the fixed and floating charges collectively, the "Security").

Condition 3: Covenants

Save with the prior written consent of the Trustee or as provided in or envisaged by any of the Trust Deed, the Deed of Charge, the Paying Agency Agreement, the Administration Agreement, the Mortgage Sale Agreement, the Corporate Services Agreement, the Guaranteed Investment Contract, the Liquidity Facility Agreement, the Declaration of Trust, the Post Enforcement Call Option, the Bank Agreement, and the Interest Rate Cap Agreement (collectively, the "Documents"), the Issuer shall not, so long as any MERC remains outstanding (as defined in the Trust Deed) *inter alia*:

- (a) **Negative Pledge**
Create or permit to subsist any mortgage, security, pledge, lien (unless arising by operation of law) or charge upon the whole or any part of its assets, present or future (including any uncalled capital) or its undertaking.
- (b) **Restrictions on Activities**
 - (i) Engage in any activity which is not reasonably incidental to any of the activities which the Documents provide or envisage that the Issuer will engage in;
 - (ii) open any account whatsoever with any bank or other financial institution, save where such account is immediately charged in favour of the Trustee so as to form part of the Security described in MERC Condition 2;
 - (iii) have any subsidiaries or employees or premises; or
 - (iv) act as a director of any company.
- (c) **Borrowings**
Incur any indebtedness in respect of borrowed money whatsoever or give any guarantee in respect of any obligation of any person.
- (d) **Merger**
Consolidate or merge with any other person or convey or transfer its properties or assets substantially or as an entirety to any other person.

- (e) **Disposal of Assets**
Transfer, sell, lend, part with or otherwise dispose of or deal with, or grant any option over, or present or future right to acquire, any of its assets or undertaking or any interest, estate, right, title or benefit therein.
- (f) **Tax Grouping**
Become a member of a group of companies for the purposes of value added tax.
- (g) **Other**
Permit any of the Documents, the insurance contracts relating to the Mortgage Loans owned by the Issuer or the priority of the security interests created thereby to be amended, invalidated, rendered ineffective, terminated or discharged, or consent to any variation thereof, or exercise of any powers of consent or waiver in relation thereto pursuant to the terms of the Trust Deed and these MERC Conditions, or permit any party to any of the Documents or any other person whose obligations form part of the Security to be released from such obligations, or dispose of any Mortgage save as envisaged in the Documents.

In giving any consent to the foregoing, the Trustee may require the Issuer to make such modifications or additions to the provisions of any of the Documents or may impose such other conditions or requirements as the Trustee may deem expedient in the interests of the MERC Holders.

Condition 4: MER Payments

- (a) **Entitlement**
Each MERC bears a *pro rata* entitlement to receive a distribution (“**MER Payment**”) of amounts received by the Issuer in respect of the obligation of Borrowers, in certain circumstances, to pay an early repayment charge (the “**Mortgage Early Repayment Charges**”) in the event they repay all or any part of the relevant Mortgage Loan, voluntarily or in normal circumstances following an enforcement event, at any time before the end of the mortgage term. The MER Payment shall be equal to the aggregate of Mortgage Early Repayment Charges (if any) received by the Issuer in the Determination Period (defined below), divided by the number of MERCs existing on the fifth Business Day before each Payment Date (each such date a “**Determination Date**”) immediately preceding the relevant Payment Date on which such MER Payments are to be paid. MER Payments will be calculated from (and including) the last Business Day of each month which precedes a Payment Date (or the Issue Date) to (but excluding) the last Business Day of the month which precedes the immediately following (or the first, as the case may be) Payment Date, such period being a “**Determination Period**”. Each MERC shall cease to bear an entitlement to a MER Payments from the date of the cancellation of the MERCs (in accordance with MERC Condition 5).
- (b) **Payment**
Subject to MERC Condition 6, MER Payments are payable in sterling on 14 March 2005 and thereafter on the 12th day in June, September, December and March in each year or on the following Business Day if such day is not a Business Day (each such date a “**Payment Date**”). “**Business Day**” means a day (other than Saturday or Sunday) on which banks are open for business in London and Luxembourg.
- (c) **Determination and Calculation by Trustee**
If the Administrator does not at any time for any reason determine and/or calculate the MER Payment in accordance with the foregoing paragraphs, the Trustee shall determine and calculate the MER Payment amount in the manner specified in paragraphs (a) and (b) above, and any such determination and/or calculation shall be deemed to have been made by the Administrator.
- (d) **Notifications to be Final**
All notifications, opinions, determinations, certificates, calculations and decisions given, expressed, made or obtained for the purposes of this MERC Condition 4, whether by the Administrator or the Trustee shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Administrator, the Trustee and all MERC Holders and (in such absence as aforesaid) no liability to the Trustee or the MERC Holders shall attach to the Issuer, the Administrator or the Trustee in connection with the exercise or non-exercise by them or any of them of their powers, duties and discretions hereunder.

Condition 5: Transferability

Any person who acquires, holds or is the transferee of a MERC or any interest in a MERC (including the beneficiary of any entitlement to a MER Payment or the beneficiary under any trust declared over a MERC or a MER Payment):

- (a) hereby represents that it is a company within the charge to United Kingdom corporation tax as regards any MER Payment unless and until such time as that person otherwise notifies the Issuer by sending a notice in writing to the Administrator that this is not the case; and
- (b) agrees to indemnify the Issuer for any loss or liability, costs and expenses (including stamp duties) which the Issuer determines will be or has been suffered by the Issuer to the extent that the person acquiring or holding, or who is the transferee of, the MERC or an interest in the MERC is in breach of the representation referred to in paragraph (a) above.

Condition 6: Cancellation

The entitlement of MERC Holders to receive MER Payments is contingent on the Offered Notes remaining outstanding. Subject to receipt by to MERC Holders of MER Payments then payable, the MERCs shall be cancelled and will no longer constitute a claim against the Issuer following the redemption of all (but not some only) of the Offered Notes or, if earlier, purchase of the Notes pursuant to the Post-Enforcement Call Option.

Condition 7: Payments

- (a) **Global MERCs**
Payments of MER Payments in respect of the Global MERC will be made to the persons in whose names the Global MERC is registered on the Register at the close of business on the Determination Date and, in the case of final redemption of the Global MERC, upon surrender of the Global MERC at the specified office of any Paying Agent. Payments will be made by sterling cheque drawn on a bank in London or by transfer to a sterling account maintained by the payee with a bank in London.
- (b) **Definitive MERCs**
Payments of MER Payments in respect of Definitive MERCs will be made on each Payment Date to the persons in whose names the Definitive MERCs are registered on the Register at the Determination Date and, in the case of final redemption of a Definitive MERC, upon surrender of such Definitive MERC at the specified office of any Paying Agent. Payments will be made by sterling cheque drawn on a bank in London or by transfer to a sterling account maintained by the payee with a bank in London.
- (c) Payments in respect of the MERCs are subject in all cases to any fiscal or other laws and regulations applicable thereto.
- (d) If payment of MER Payments is improperly withheld or refused on or in respect of any MERC or part thereof, the MER Payments which continue to accrue in respect of such MERC in accordance with Condition 4 and will be paid to the extent received against (in respect of the Global MERC) presentation of such MERC at the specified office of any of the Paying Agents and (in respect of any Definitive MERC) in accordance with MERC Condition 7(b).
- (e) The initial Paying Agents and their initial specified offices are listed at the end of the Global MERC or Definitive MERC to which these MERC Conditions are attached or enclosed. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of the Principal Paying Agent and to appoint additional or other Paying Agents. The Issuer will at all times maintain (i) a Paying Agent with a specified office in London, (ii) a Paying Agent with a specified office in continental Europe (if the MERCs are issued in a definitive form or the Issuer is obliged to issue MERCs in definitive form) and (iii) an Agent Bank. The Issuer will cause at least 30 days' notice of any change in or addition to any of the agents or their specified offices to be given in accordance with MERC Condition 15.

Condition 8: Prescription

The Global MERC shall become void unless presented for payment within a period of five years from the date on which the final MER Payment first became due. Claims for MER Payments in respect of Definitive MERCs shall become void unless made within a period of five years from the date on which the final MER Payment first became due and payable. After the date on which a MERC becomes void in its entirety, no claim may be made in respect thereof.

Condition 9: Taxation

All payments in respect of the MERCs will be made without withholding or deduction for, or on account of, any present or future taxes, duties or charges of whatsoever nature unless the Issuer or any Paying Agent (as applicable) is required by applicable law to make any payment in respect of the MERCs subject to any withholding or deduction for, or on account of, any present or future taxes, duties assessment or charges of whatsoever nature. In that event, the Issuer or such Paying Agent (as the case may be) shall make such payment after such withholding or deduction has been made and shall account to the relevant authorities for the amount so required to be withheld or deducted. None of the Issuer, the Principal Paying

Agent, GMAC-RFC, any other Agent nor any other person will be obliged to make any additional payments to MERC Holders in respect of such withholding or deduction.

Condition 10: Events of Default

Upon any declaration being made by the Trustee in accordance with Condition 11 of the Notes that the Notes are due and payable, MER Payments in respect of all Mortgage Early Repayment Charges received by the Issuer as at the date of such declaration shall immediately become due and payable. Any Mortgage Early Repayment Charges received following the Notes becoming due and payable in accordance with Condition 11 of the Notes, but prior to the earliest of (a) the discharge in full of all amounts owing in respect of the Offered Notes or (b) the Mortgage Loans being sold, will be for the benefit of the MERC Holders. The Trustee may, in its absolute discretion and without further notice, take such proceedings against the Issuer as it may think fit to enforce payment of and/or security created for the MERCs, but it shall not be bound to take any such proceedings unless (a) it shall have been so directed by an Extraordinary Resolution of the MERC Holders and (b) the Trustee shall have been indemnified to its satisfaction. No MERC Holder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to do, fails to do so within a reasonable period and such failure shall be continuing.

Condition 11: Meetings of MERC Holders, Modifications, Consents, Waiver

The Trust Deed contains provisions for convening meetings of MERC Holders to consider any matter affecting their interests, including the sanctioning by an Extraordinary Resolution of MERC Holders of any modification of the MERCs (including these MERC Conditions) or the provisions of any of the Documents as they relate to the MERCs, provided that no modification of certain terms by the MERC Holders including, *inter alia*, the day of expiry of the MERCs or a modification which would have the effect of postponing any day for payment of MER Payments in respect of such MERCs, the reduction or cancellation of the amount of MER Payments payable in respect of such MERCs, the alteration of the majority required to pass an Extraordinary Resolution, the alteration of the currency of payment of such MER Payment (any such modification in respect of the MERCs being referred to below as a “**Basic Terms Modification**”) shall be effective unless such Extraordinary Resolution complies with the relevant terms of the Trust Deed.

The quorum at any meeting of the MERC Holders for passing an Extraordinary Resolution shall be two or more persons holding or representing over 50 per cent. of the MERCs or, at any adjourned meeting, two or more persons being or representing any MERC Holders whatever MERCs are held except that, at any meeting the business of which includes the sanctioning of a Basic Terms Modification, the necessary quorum for passing an Extraordinary Resolution shall be two or more persons holding or representing not less than 75 per cent., or at any adjourned such meeting not less than 25 per cent., of the MERCs. The quorum at any meeting of the MERC Holders for all business other than voting on an Extraordinary Resolution shall be two or more persons holding or representing in the aggregate not less than 5 per cent. of the MERCs or, at any adjourned meeting, two or more persons being or representing the MERC Holders, whatever the MERCs so held. In the event there is one holder of a Global MERC or all Definitive MERCs, such person will be deemed to constitute two persons for the purposes of forming a quorum for such meetings in accordance with this paragraph.

In respect of the interests of the MERC Holders, the Trust Deed contains provision requiring the Trustee not to have regard to the interests of the MERC Holders as regards all powers, trusts, authorities, duties and directions of the Trustee. The Trustee may only be directed by the MERC Holders and any Extraordinary Resolution of the MERC Holders will only be effective if the Trustee is of the opinion that the effect of the same will not be materially prejudicial to the interests of any or all of the Noteholders or is sanctioned by an Extraordinary Resolution of each class of Noteholders.

An Extraordinary Resolution of the MERC Holders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of any or all of the A Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders or the Residual Holders, or it is sanctioned by Extraordinary Resolutions of each of the A1 Noteholders, the A2 Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders and the Residual Holders.

An Extraordinary Resolution passed at any meeting of the MERC Holders shall be binding on all MERC Holders, whether or not they are present at the meeting. The majority required for an Extraordinary Resolution, including the sanctioning of a Basic Terms Modification, shall be not less than 75 per cent. of the votes cast on that Extraordinary Resolution.

Subject to the succeeding paragraph, the Trustee may agree, without the consent of the MERC Holders (a) to any modification (except a Basic Terms Modification) of, or to the waiver or authorisation of any breach or proposed breach of, the MERCs (including these MERC Conditions) or any of the Documents, which is not, in the opinion of the Trustee, materially prejudicial to the interests of the MERC Holders, or (b) to any modification of the MERCs (including these MERC Conditions) or any of the Documents which in the Trustee's opinion is to correct a manifest error or is of a formal, minor or technical nature. The Trust Deed provides that a resolution in writing signed by, or on behalf of, the holders of not less than 75 per cent. of the aggregate principal balance of the MERCs who for the time being are entitled to receive notice of a

meeting shall for all purposes be as valid and effective as an Extraordinary Resolution passed at a meeting of such MERC Holders duly convened and held.

Condition 12: Indemnification and Exoneration of the Trustee

The Trust Deed and the Deed of Charge contain provisions governing the responsibility (and relief from responsibility) of the Trustee and providing for its indemnification in certain circumstances, including provisions relieving it from taking enforcement proceedings or enforcing the security for the MERCs unless indemnified to its satisfaction. The Trustee and its related companies are entitled to enter into business transactions with, *inter alios*, the Issuer and Administrator, and/or related companies of any of them without accounting for any profit resulting therefrom. The Trustee will not be responsible for any loss, expense or liability which may be suffered as a result of, *inter alia*, any assets comprised in the Security for the MERCs, or any deeds or documents of title thereto, being uninsured or inadequately insured or being held by or to the order of the Administrator or by clearing organisations or their operators or by intermediaries such as banks, brokers or other similar persons on behalf of the Trustee.

The Trust Deed provides that the Trustee shall be under no obligation to make any searches, enquiries, or independent investigations of title in relation to any of the properties secured by the Mortgages.

Condition 13: Definitive MERCs

Definitive MERCs will only be issued in the following limited circumstances:

- (a) both Euroclear and Clearstream, Luxembourg are closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announces an intention permanently to cease business or has in fact done so, and no alternative clearing system acceptable to the Trustee is available; or
- (b) if, as a result of any amendment to, or change in, the laws or regulations of the United Kingdom (or of any political sub-division thereof) or of any authority therein or thereof having power to tax or in the interpretation or administration of such laws or regulations which becomes effective on or after the Issue Date, the Issuer or any Paying Agent is or will be required to make any deduction or withholding from any payment in respect of the MERCs which would not be required were the relevant MERCs in definitive form;
- (c) the Issuer would suffer a material disadvantage in respect of the MERCs as a result of a change in the laws or regulations (taxation or otherwise), (or in the interpretation, application or administration of the same) of any applicable jurisdiction (including payments being made net of tax) which would not be suffered were the relevant MERCs in definitive form and a certificate to such effect signed by two directors of the Issuer is delivered to the Trustee; or
- (d) the Trustee has given an Enforcement Notice to the Issuer in respect of the Notes.

If Definitive MERCs are issued, the beneficial interests represented by the Global MERC shall be exchanged by the Issuer for Definitive MERCs in an amount proportionate to the beneficial interests represented by the Global MERC subject to and in accordance with the detailed provisions of the Paying Agency Agreement, the Trust Deed and the Global MERC.

Condition 14: Replacement of Definitive MERCs

If any MERC is mutilated, defaced, lost, stolen or destroyed, it may be replaced at the specified office of any Paying Agent. Replacement of any mutilated, defaced, lost, stolen or destroyed MERC will only be made on payment of such costs as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced MERCs must be surrendered before new ones will be issued.

Condition 15: Notice to MERC Holders

Any notice to the MERC Holders shall be deemed to have been validly given, if published in the Financial Times or, if such newspaper shall cease to be published or timely publication therein shall not be practicable, in such English language newspaper or newspapers as the Trustee shall approve having a general circulation in the United Kingdom, or until such time as any Definitive MERCs are issued and so long as the Global MERCs are held on behalf of Euroclear and/or Clearstream, Luxembourg, upon delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to MERC Holders; provided that if, at any time, the Issuer procures that the information concerned in such notice shall appear on a page of the Reuters Screen, or any other medium for electronic display of data as may be previously approved in writing by the Trustee (in each case a "Relevant Screen"), publication in the above-noted newspaper shall not be required with respect to such information. Any such notice shall be deemed to have been given to the MERC Holders and they shall be deemed to have notice of the content of any such notice, in each case, on the date of such publication or, if published more than once or on different dates, on the first date on which publication shall have been made in the newspaper or newspapers in which (or on the Relevant Screen on which) publication is required or, in the case of notice delivered to Euroclear and/or Clearstream, Luxembourg as described above, on the same day delivery is made to Euroclear and/or Clearstream, Luxembourg.

The Trustee shall be at liberty to sanction some other method of giving notice to the MERC Holders if, in its opinion, such other method is reasonable having regard to market practice then prevailing and to the requirements of the stock exchange or equivalent regulatory authority on which the MERCs are then listed and provided that notice of such other method is given to the MERC Holders in such manner as the Trustee shall require.

Condition 16: Rights of Third Parties

No rights are conferred on any third person (except the MERC Holders) under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the MERCs, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

Condition 17: Governing Law

The Documents and the MERCs are governed by, and shall be construed in accordance with, English law and subject to the jurisdiction of the Courts of England (other than those aspects of the Documents specific to the Scottish Mortgage Loans, which are governed by, and shall be construed in accordance with, Scots law).

TERMS AND CONDITIONS OF THE RESIDUALS

The following is the text of the terms and conditions of the Residuals (the “**Residual Conditions**”) which (subject to amendment and completion) will be endorsed on or attached to each Global Residual and each Definitive Residual (if and to the extent applicable) and (subject to the provisions thereof) will apply to each such Residual.

The Residual Certificates (**Residuals**) of RMAC 2004-NSP4 Plc (the “**Issuer**”), issued to GMAC-RFC as part of the consideration for the transfer of the Mortgage Loans, are constituted by a trust deed (the “**Trust Deed**”) expected to be dated on or about 15 December 2004 (the “**Issue Date**”) between the Issuer and J.P. Morgan Corporate Trustee Services Limited (the “**Trustee**”, which expression includes the trustee or trustees for the time being under the Trust Deed) as trustee for holders of the Residuals (“**Residual Holders**”) and in relation to the Definitive Residuals (as defined below), Definitive Residual Holders, and in relation to Global Residuals (as defined below), Global Residual Holders. The Residuals will have the benefit of (to the extent applicable) a paying agency agreement (the “**Paying Agency Agreement**”) dated on or about the Issue Date, as amended or supplemented from time to time between the Issuer, the Trustee, JPMorgan Chase Bank, National Association as principal paying agent (the “**Principal Paying Agent**” and as agent bank (the “**Agent Bank**”), J.P. Morgan Bank Luxembourg S.A. as registrar (the “**Registrar**”) and the other paying agents named therein (together with the Principal Paying Agent, the “**Paying Agents**”).

In these Residual Conditions, all references to “**Registrar**”, “**Agent Bank**” and “**Paying Agent**” shall mean any registrar, agent bank or paying agents appointed from time to time in accordance with the Paying Agency Agreement and shall include any successors thereto or to the Principal Paying Agent appointed from time to time in accordance with the Paying Agency Agreement and any reference to an “**Agent**” or “**Agents**” shall mean any or all (as applicable) of the above persons.

In these Residual Conditions, capitalised words and expressions shall, unless otherwise defined below, have the same meanings as those given in the master definitions schedule (the “**Master Definitions Schedule**”) dated the Issue Date between, *inter alios*, the Issuer, the Trustee and the Principal Paying Agent.

These Residual Conditions include summaries of, and are subject to, the detailed provisions of the following agreements, dated on or about the Issue Date and as amended or supplemented from time to time: the Trust Deed (which includes the form of the Notes), the Paying Agency Agreement and a deed of charge between, *inter alios*, the Issuer and the Trustee (the “**Deed of Charge**”). Copies of the Trust Deed, the Paying Agency Agreement, the Deed of Charge and the Master Definitions Schedule are available for inspection during usual business hours at the principal office of the Trustee (presently at Trinity Tower, 9 Thomas More Street, London E1W 1YT) and at the specified office of the Principal Paying Agent. The Noteholders are entitled to the benefit of the Trust Deed and are bound by, and are deemed to have notice of, the provisions of the Trust Deed, the Paying Agency Agreement and the Deed of Charge. The Issuer may not purchase any Residuals.

If Residuals in definitive form were to be issued, the terms and conditions (subject to amendment and completion) set out on each Residual would be as set out below. While the Residuals remain in global form, the same terms and conditions govern such Residuals, except to the extent that they are appropriate only to Residuals in definitive form.

Condition 1: Form and Title

Residuals will be represented by a global certificate in registered form (a “**Global Residuals**”).

If Residuals in definitive form are issued pursuant to Residual Condition 13, a definitive certificate in respect of each Residual represented by the Global Residual (the “**Definitive Residuals**”) will be issued in registered form and serially numbered.

Title to the Global Residuals and Definitive Residuals will pass upon registration in the register (the “**Register**”) which the Issuer shall procure to be kept by the Registrar. Registered holders of the Global Residuals or Definitive Residuals shall (to the fullest extent permitted by applicable laws) be deemed and treated at all times, by all persons and for all purposes (including the making of any payments), as the absolute owner of such Global Residual or Definitive Residual, as the case may be, regardless of any notice of ownership, theft or loss, of any trust or other interest therein or of any writing thereon.

For so long as the Residuals are represented by Global Residuals, the Issuer and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat each person who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of the particular number of Residuals (each, an “**Accountholder**”) as the holder of such number of Residuals (including for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Residual Holders), other than for the purposes of making payments on such Global Residuals, the right to which shall be vested, as against the Issuer and the Trustee, solely in the registered holder of the relevant Global Residual in accordance with and subject to the terms of the Trustee Deed.

Transfers and exchanges of beneficial interests in Global Residuals will be effected subject to and in accordance with the rules and procedures of Euroclear and Clearstream, Luxembourg, as appropriate.

Condition 2: Status, Security and Administration

The Residuals are constituted by the Trust Deed.

The Residuals constitute direct, secured (as more particularly described in the Deed of Charge) and unconditional obligations of the Issuer and rank *pari passu* without preference or priority amongst each other.

The Deed of Charge contains provisions to the effect that, so long as any of the Notes are outstanding, the Trustee shall not be required, when exercising its powers, authorities and discretions, to have regard to the interests of any other persons (other than Noteholders in accordance with the Trust Deed) having the benefit of the security constituted by the Deed of Charge and, in relation to the exercise of such powers, authorities and discretions, the Trustee shall have no liability to such persons as a consequence of so acting.

As security for the payment of all monies payable in respect of the Residuals, the Issuer will enter into the Deed of Charge, creating the following security in favour of the Trustee for itself and on trust for the other persons expressed to be secured parties thereunder:

- (a) first fixed charges in favour of the Trustee over the Issuer's interests in the Mortgage Loans, the Mortgages and certain other collateral security relating to the Mortgage Loans (such collateral security, together with the Mortgages, the "Related Security");
- (b) an equitable assignment in favour of the Trustee of the Issuer's interests in the insurance contracts to the extent that they relate to the Mortgage Loans;
- (c) an assignment in favour of the Trustee of the benefit of the Administration Agreement, the Corporate Services Agreement, the Mortgage Sale Agreement, the Guaranteed Investment Contract, the Bank Agreement, the Liquidity Facility Agreement, the Interest Rate Cap Agreement, the Declaration of Trust and the Paying Agency Agreement (the "Charged Obligation Documents");
- (d) a first fixed equitable charge in favour of the Trustee over the Issuer's interest in the Issuer Transaction Account, the GIC Account and any other bank account in which the Issuer has an interest; and
- (e) a first floating charge in favour of the Trustee (ranking after the security referred to in (a) to (d) above) over the whole of the undertaking, property, assets and rights of the Issuer (and extending to all of the Issuer's Scottish assets, including those charged by the fixed security) (the fixed and floating charges collectively, the "Security").

Condition 3: Covenants

Save with the prior written consent of the Trustee or as provided in or envisaged by any of the Trust Deed, the Deed of Charge, the Paying Agency Agreement, the Administration Agreement the Mortgage Sale Agreement, the Corporate Services Agreement, the Guaranteed Investment Contract, the Liquidity Facility Agreement, the Declaration of Trust, the Post Enforcement Call Option, the Bank Agreement and the Interest Rate Cap Agreement (collectively, the "Documents"), the Issuer shall not, so long as any Residual remains outstanding (as defined in the Trust Deed) *inter alia*:

- (a) **Negative Pledge**

Create or permit to subsist any mortgage, security, pledge, lien (unless arising by operation of law) or charge upon the whole or any part of its assets, present or future (including any uncalled capital) or its undertaking.
- (b) **Restrictions on Activities**
 - (i) Engage in any activity which is not reasonably incidental to any of the activities which the Documents provide or envisage that the Issuer will engage in;
 - (ii) open any account whatsoever with any bank or other financial institution, save where such account is immediately charged in favour of the Trustee so as to form part of the Security described in Residual Condition 2;
 - (iii) have any subsidiaries or employees or premises; or
 - (iv) act as a director of any company.
- (c) **Borrowings**

Incur any indebtedness in respect of borrowed money whatsoever or give any guarantee in respect of any obligation of any person.
- (d) **Merger**

Consolidate or merge with any other person or convey or transfer its properties or assets substantially or as an entirety to any other person.

- (e) **Disposal of Assets**
Transfer, sell, lend, part with or otherwise dispose of or deal with, or grant any option over, or present or future right to acquire, any of its assets or undertaking or any interest, estate, right, title or benefit therein.
- (f) **Tax Grouping**
Become a member of a group of companies for the purposes of value added tax.
- (g) **Other**
Permit any of the Documents, the insurance contracts relating to the Mortgage Loans owned by the Issuer or the priority of the security interests created thereby to be amended, invalidated, rendered ineffective, terminated or discharged, or consent to any variation thereof, or exercise of any powers of consent or waiver in relation thereto pursuant to the terms of the Trust Deed and these Residual Conditions, or permit any party to any of the Documents or any other person whose obligations form part of the Security to be released from such obligations, or dispose of any Mortgage save as envisaged in the Documents.
- In giving any consent to the foregoing, the Trustee may require the Issuer to make such modifications or additions to the provisions of any of the Documents or may impose such other conditions or requirements as the Trustee may deem expedient in the interests of the Residual Holders.

Condition 4: Residual Payments

- (a) **Entitlement**
Each Residual bears a pro rata entitlement to receive a distribution (“Residual Payment”) of amounts equal to the residual amount available for such purpose in accordance with the Pre-Enforcement Priority of Payments following payment of or provision for all higher ranking items. The Residual Payment shall be equal to the residual amount available for such purpose in accordance with the Pre-Enforcement Priority of Payments (following payment of or provision for all higher rating items) divided by the number of Residuals existing on the fifth Business Day prior to a Payment Date (each such date a “Determination Date”). Following payment of or provision for all higher rating items in the Pre-Enforcement Priority of Payments, if there are no available amounts to be applied as Residual Payments the Residual Holders will have no further claim against the Issuer.
- (b) **Payment**
Subject to Residual Condition 6, Residual Payments, to the extent there are amounts available for such purpose, are payable in sterling on 14th March, 2005 and thereafter on the 12th day in June, September, December and March in each year or on the following Business Day if such day is not a Business Day (each such date a “Payment Date”). “Business Day” means a day (other than Saturday or Sunday) on which banks are open for business in London and Luxembourg.
- (c) **Determination and Calculation by Trustee**
If the Administrator does not at any time for any reason determine and/or calculate the Residual Payment in accordance with the foregoing paragraphs, the Trustee shall determine and calculate the Residual Payment amount in the manner specified in paragraphs (a) and (b) above, and any such determination and/or calculation shall be deemed to have been made by the Administrator.
- (d) **Notifications to be Final**
All notifications, opinions, determinations, certificates, calculations and decisions given, expressed, made or obtained for the purposes of this Residual Condition 4, whether by the Administrator or the Trustee shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Administrator, the Trustee and all Residual Holders and (in such absence as aforesaid) no liability to the Trustee or the Residual Holders shall attach to the Issuer, the Administrator or the Trustee in connection with the exercise or non-exercise by them or any of them of their powers, duties and discretions hereunder.

Condition 5: Transferability

Any person who acquires, holds or is the transferee of a Residual or any interest in a Residual (including the beneficiary of entitlement to a Residual Payment or the beneficiary under any trust declared over a Residual or a Residual Payment):

- (a) hereby represents that it is a company within the charge to United Kingdom corporation tax as regards any Residual Payment unless and until such time as that person otherwise notifies the Issuer by sending a notice in writing to the Administrator that this is not the case; and
- (b) agrees to indemnify the Issuer for any loss or liability, costs and expenses (including stamp duties) which the Issuer determines will be or has been suffered by the Issuer to the extent that the person acquiring or holding, or who is the

transferee of, the Residual or an interest in the Residual is in breach of the representation referred to in paragraph (a) above.

Condition 6: Cancellation

The entitlement of Residual Holders to receive Residual Payments is contingent on the Offered Notes remaining outstanding. Following the redemption of all (but not some only) of the Offered Notes or, if earlier, purchase of the Notes pursuant to the Post-Enforcement Call Option.

Condition 7: Payments**(a) Global Residuals**

Payments of Residual Payments in respect of the Global Residual will be made to the persons in whose names the Global Residual is registered on the Register at the close of business on the fifth Business Day before the relevant Payment Date (the “Residual Determination Date”) and, in the case of final redemption of the Global Residual, upon surrender of such Global Residual at the specified office of any Paying Agent. Payments will be made by sterling cheque drawn on a bank in London or by transfer to a sterling account maintained by the payee with a bank in London.

(b) Definitive Residuals

Payments of Residual Payments in respect of Definitive Residuals will be made on each Payment Date to the persons in whose names the Definitive Residuals are registered on the Register at the Determination Date and, in the case of final redemption of a Definitive Residual, upon surrender of such Definitive Residual at the specified office of any Paying Agent. Payments will be made by sterling cheque drawn on a bank in London or by transfer to a sterling account maintained by the payee with a bank in London.

(c) Payments in respect of the Residuals are subject in all cases to any fiscal or other laws and regulations applicable thereto.

(d) If payment of Residual Payments is improperly withheld or refused on or in respect of any Residual or part thereof, the Residual Payments which continue to accrue in respect of such Residual in accordance with Condition 4 will be paid, to the extent received against (in respect of the Global Residual) presentation of such Residual at the specified office of any of the Paying Agents and (in respect of any Definitive Residual) in accordance with Residual Condition 7(b).

(e) The initial Paying Agents and their initial specified offices are listed at the end of the Global Residual or Definitive Residual to which these Residual Conditions are attached or enclosed. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of the Principal Paying Agent and to appoint additional or other Paying Agents. The Issuer will at all times maintain (i) a Paying Agent with a specified office in London (ii) a Paying Agent with a specified office in continental Europe (if the Residuals are issued in a definitive form or the Issuer is obliged to issue Residuals in definitive form) and (iii) an Agent Bank. The Issuer will cause at least 30 days’ notice of any change in or addition to any of the agents or their specified offices to be given in accordance with Residual Condition 15.

Condition 8: Prescription

The Global Residual shall become void unless presented for payment within a period of five years from the date on which the final Residual Payment first became due. Claims for Residual Payments in respect of Definitive Residuals shall become void unless made within a period of five years from the date on which the final Residual Payment first became due and payable. After the date on which a Residual becomes void in its entirety, no claim may be made in respect thereof.

Condition 9: Taxation

All payments in respect of the Residuals will be made without withholding or deduction for, or on account of, any present or future taxes, duties or charges of whatsoever nature unless the Issuer or any Paying Agent (as applicable) is required by applicable law to make any payment in respect of the Residuals subject to any withholding or deduction for, or on account of, any present or future taxes, duties assessment or charges of whatsoever nature. In that event, the Issuer or such Paying Agent (as the case may be) shall make such payment after such withholding or deduction has been made and shall account to the relevant authorities for the amount so required to be withheld or deducted. None of the Issuer, the Principal Paying Agent, GMAC-RFC any other Agent nor any other person will be obliged to make any additional payments to Residual Holders in respect of such withholding or deduction.

Condition 10: Events of Default

Upon any declaration being made by the Trustee in accordance with Condition 11 of the Notes that the Notes are due and repayable, all entitlements of Residual Holders to any Residual Payments shall be suspended until such time as the Notes have been repaid in full.

Condition 11: Meetings of Residual Holders, Modifications, Consents, Waiver

The Trust Deed contains provisions for convening meetings of Residual Holders to consider any matter affecting their interests, including the sanctioning by an Extraordinary Resolution of Residual Holders of any modification of the Residuals (including these Residual Conditions) or the provisions of any of the Documents as they relate to the Residuals, provided that no modification of certain terms by the Residual Holders including, *inter alia*, the day of expiry of the Residuals or a modification which would have the effect of postponing any day for payment of Residual Payments in respect of such Residuals, the reduction or cancellation of the amount of Residual Payments payable in respect of such Residuals, the alteration of the majority required to pass an Extraordinary Resolution, the alteration of the currency of payment of such Residual Payments (any such modification in respect of the Residuals being referred to below as a “**Basic Terms Modification**”) shall be effective unless such Extraordinary Resolution complies with the relevant terms of the Trust Deed.

The quorum at any meeting of the Residual Holders for passing an Extraordinary Resolution shall be two or more persons holding or representing over 50 per cent. of the Residuals or, at any adjourned meeting, two or more persons being or representing any Residual Holders whatever Residuals are held except that, at any meeting the business of which includes the sanctioning of a Basic Terms Modification, the necessary quorum for passing an Extraordinary Resolution shall be two or more persons holding or representing not less than 75 per cent., or at any adjourned such meeting not less than 25 per cent., of the Residuals. The quorum at any meeting of the Residual Holders for all business other than voting on an Extraordinary Resolution shall be two or more persons holding or representing in the aggregate not less than 5 per cent. of the Residuals or, at any adjourned meeting, two or more persons being or representing the Residual Holders, whatever the Residuals so held. In the event there is one holder of a Global Residual or all Definitive Residuals, such person will be deemed to constitute two persons for the purposes of forming a quorum for such meetings in accordance with this paragraph.

In respect of the interests of the Residual Holders, the Trust Deed contains provisions requiring the Trustee not to have regard to the interests of the Residual Holders as regards all powers, trusts, authorities, duties and directions of the Trustee. The Trustee may only be directed by the Residual Holders and any Extraordinary Resolution of the Residual Holders will only be effective if the Trustee is of the opinion that the effect of the same will not be materially prejudicial to the interests of any or all of the Noteholders and the MERC Holders or is sanctioned by an Extraordinary Resolution of each class of Noteholders and the MERC Holders.

An Extraordinary Resolution of the Residual Holders shall be effective when, *inter alia*, the Trustee is of the opinion that it will not be materially prejudicial to the interests of the A Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders or the MERC Holders, or it is sanctioned by Extraordinary Resolutions by each of the A1 Noteholders, the A2 Noteholders, the M1 Noteholders, the M2 Noteholders, the B1 Noteholders, the B2 Noteholders, the C Noteholders and the MERC Holders.

An Extraordinary Resolution passed at any meeting of the Residual Holders shall be binding on all Residual Holders, whether or not they are present at the meeting. The majority required for an Extraordinary Resolution, including the sanctioning of a Basic Terms Modification, shall be not less than 75 per cent. of the votes cast on that Extraordinary Resolution.

Subject to the succeeding paragraph, the Trustee may agree, without the consent of the Residual Holders (a) to any modification (except a Basic Terms Modification) of, or to the waiver or authorisation of any breach or proposed breach of, the Residuals (including these Residual Conditions) or any of the Documents, which is not, in the opinion of the Trustee, materially prejudicial to the interests of the Residual Holders, or (b) to any modification of the Residuals (including these Residual Conditions) or any of the Documents which in the Trustee's opinion is to correct a manifest error or is of a formal, minor or technical nature. The Trust Deed provides that a resolution in writing signed by, or on behalf of, the holders of not less than 75 per cent. of the aggregate principal balance of the Residuals who for the time being are entitled to receive notice of a meeting shall for all purposes be as valid and effective as an Extraordinary Resolution passed at a meeting of such Residual Holders duly convened and held.

Condition 12: Indemnification and Exoneration of the Trustee

The Trust Deed and the Deed of Charge contain provisions governing the responsibility (and relief from responsibility) of the Trustee and providing for its indemnification in certain circumstances, including provisions relieving it from taking enforcement proceedings or enforcing the security for the Residuals unless indemnified to its satisfaction. The Trustee and its related companies are entitled to enter into business transactions with, *inter alios*, the Issuer and Administrator, and/or related companies of any of them without accounting for any profit resulting therefrom. The Trustee will not be responsible for any loss, expense or liability which may be suffered as a result of, *inter alia*, any assets comprised in the Security for the Residuals, or any deeds or documents of title thereto, being uninsured or inadequately insured or being held by or to the order of the Administrator or by clearing organisations or their operators or by intermediaries such as banks, brokers or other similar persons on behalf of the Trustee.

The Trust Deed provides that the Trustee shall be under no obligation to make any searches, enquiries, or independent investigations of title in relation to any of the properties secured by the Mortgages.

Condition 13: Definitive Residuals

Definitive Residuals will only be issued in the following limited circumstances:

- (a) both Euroclear and Clearstream, Luxembourg are closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announces an intention permanently to cease business or has in fact done so, and no alternative clearing system acceptable to the Trustee is available; or
- (b) if, as a result of any amendment to, or change in, the laws or regulations of the United Kingdom (or of any political sub-division thereof) or of any authority therein or thereof having power to tax or in the interpretation or administration of such laws or regulations which becomes effective on or after the Issue Date, the Issuer or any Paying Agent is or will be required to make any deduction or withholding from any payment in respect of the Residuals which would not be required were the relevant Residuals in definitive form; or
- (c) the Issuer would suffer a material disadvantage in respect of the Residuals as a result of a change in the laws or regulations (taxation or otherwise), (or in the interpretation, application or administration of the same) of any applicable jurisdiction (including payments being made net of tax) which would not be suffered were the relevant Residuals in definitive form and a certificate to such effect signed by two directors of the Issuer is delivered to the Trustee; or
- (d) the Trustee has given an Enforcement Notice to the Issuer in respect of the Notes.

If Definitive Residuals are issued, the beneficial interests represented by the Global Residual shall be exchanged by the Issuer for Definitive Residuals in an amount proportionate to the beneficial interests represented by the Global Residual subject to and in accordance with the detailed provisions of the Paying Agency Agreement, the Trust Deed and the relevant Global Residuals.

Condition 14: Replacement of Definitive Residuals

If any Residual is mutilated, defaced, lost, stolen or destroyed, it may be replaced at the specified office of any Paying Agent. Replacement of any mutilated, defaced, lost, stolen or destroyed Residual will only be made on payment of such costs as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Residuals must be surrendered before new ones will be issued.

Condition 15: Notice to Residual Holders

Any notice to the Residual Holders shall be deemed to have been validly given, if published in the Financial Times or, if such newspaper shall cease to be published or timely publication therein shall not be practicable, in such English language newspaper or newspapers as the Trustee shall approve having a general circulation in the United Kingdom, or until such time as any Definitive Residuals are issued and so long as the Global Residuals are held on behalf of Euroclear and/or Clearstream, Luxembourg, upon delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to Residual Holders; provided that if, at any time, the Issuer procures that the information concerned in such notice shall appear on a page of the Reuters Screen, or any other medium for electronic display of data as may be previously approved in writing by the Trustee (in each case a "Relevant Screen"), publication in the above-noted newspaper shall not be required with respect to such information. Any such notice shall be deemed to have been given to the Residual Holders and they shall be deemed to have notice of the content of any such notice, in each case, on the date of such publication or, if published more than once or on different dates, on the first date on which publication shall have been made in the newspaper or newspapers in which (or on the Relevant Screen on which) publication is required or, in the case of notice delivered to Euroclear and/or Clearstream, Luxembourg as described above, on the same day delivery is made to Euroclear and/or Clearstream, Luxembourg.

The Trustee shall be at liberty to sanction some other method of giving notice to the Residual Holders if, in its opinion, such other method is reasonable having regard to market practice then prevailing and to the requirements of the stock exchange or equivalent regulatory authority on which the Residuals are then listed and provided that notice of such other method is given to the Residual Holders in such manner as the Trustee shall require.

Condition 16: Rights of Third Parties

No rights are conferred on any third person (except the Residual Holders) under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Residuals, but this does not affect any right or remedy of any person which exists or is available apart from that Act,

Condition 17: Governing Law

The Documents and the Residuals are governed by, and shall be construed in accordance with, English law and subject to the jurisdiction of the Courts of England (other than those aspects of the Documents specific to the Scottish Mortgage Loans, which are governed by, and shall be construed in accordance with, Scots law).

UNITED KINGDOM TAXATION

The following is a general description of certain aspects of current United Kingdom law and Inland Revenue practice relating to the United Kingdom taxation of the Offered Notes and is limited to a general consideration of the United Kingdom tax position of persons who are absolute beneficial owners of the Offered Notes. It does not purport to be a complete analysis of all tax considerations relating to the Offered Notes and should therefore be treated with appropriate caution. Some aspects do not apply to certain classes of taxpayer (such as dealers) or to Noteholders where the object, or one of the main objects, of acquiring or holding the Offered Notes was or is the securing, whether for the Noteholder or any other person, of a tax advantage.

6.1.8(a)

A United Kingdom Withholding Tax

Interest payments on the Offered Notes (whether in global or definitive form) will be payable without withholding or deduction for or on account of United Kingdom income tax provided that the Offered Notes are listed on a “recognised stock exchange” within the meaning of section 841 of the Income and Corporation Taxes Act 1988 (“ICTA 1988”). The London Stock Exchange is a recognised stock exchange for these purposes. Under an Inland Revenue published practice, securities will be treated as listed on the London Stock Exchange if they are admitted to the Official List by the UK Listing Authority and admitted to trading on the London Stock Exchange.

Interest on the Offered Notes may also be paid without withholding or deduction for or on account of United Kingdom income tax where interest on the Offered Notes is paid to a person who belongs in the United Kingdom and, at the time the payment is made, the Issuer reasonably believes (and any person by or through whom interest on the Notes is paid reasonably believes) that the beneficial owner is within the charge to United Kingdom corporation tax as regards the payment of interest, provided that the Inland Revenue has not given a direction (in circumstances where it has reasonable grounds to believe that it is likely that the above exemption is not available in respect of such payment of interest at the time the payment is made) that the interest should be paid under deduction of United Kingdom income tax.

In other cases, an amount must generally be withheld from payments of interest on the Offered Notes on account of United Kingdom income tax at the lower rate (currently 20 per cent.), subject to any direction to the contrary by the Inland Revenue under an applicable double taxation treaty.

Noteholders who are individuals may wish to note that the Inland Revenue has power to obtain information (including the name and address of the beneficial owner of the interest) from any person in the United Kingdom who either pays interest to or receives interest for the benefit of an individual. Such information may, in certain circumstances, be exchanged by the Inland Revenue with the tax authorities of other jurisdictions.

B Direct Assessment of Non-United Kingdom Resident Noteholders to United Kingdom Tax on United Kingdom Interest

Interest on the Offered Notes constitutes United Kingdom source income for United Kingdom tax purposes and, as such may be subject to United Kingdom income tax by direct assessment even where paid without withholding or deduction for or on account of United Kingdom income tax, except in the hands of a Noteholder who is exempt from United Kingdom income tax under the terms of an applicable double taxation treaty or otherwise.

However, interest with a United Kingdom source which is received without deduction or withholding for or on account of United Kingdom income tax, is not normally chargeable to United Kingdom tax in the hands of a Noteholder (other than certain trustees) who is not resident for tax purposes in the United Kingdom, unless that Noteholder carries on a trade, profession or vocation in the United Kingdom through a United Kingdom permanent establishment, branch or agency in connection with which the interest is received or to which the Offered Notes are attributable. There are certain exemptions for interest received by certain categories of agent (such as some brokers and investment managers).

C Accrued Income Scheme – Individual Noteholders

For the purposes of the provisions known as the “Accrued Income Scheme” (contained in Chapter II of Part XVII of ICTA 1988), a transfer of an Offered Note by an individual Noteholder who is resident or ordinarily resident in the United Kingdom or a Noteholder who carries on a trade in the United Kingdom through a branch or agency to which the Offered Note is attributable, may give rise to a charge to United Kingdom tax on income in respect of an amount treated, under the Accrued Income Scheme, as representing interest accrued on the Note at the time of the transfer.

D Taxation of Chargeable Gains – Individual Noteholders

As a result of the provision for redenomination of the Offered Notes into euro, it is not expected that the Offered Notes will be treated by the United Kingdom Inland Revenue as “qualifying corporate bonds” within the meaning of section 117 of the Taxation of Chargeable Gains Act 1992. Accordingly, a disposal (including a redemption) of Offered Notes by an individual

Noteholder will give rise to a chargeable gain or an allowable loss for the purposes of United Kingdom taxation of chargeable gains, depending on the individual circumstances of the Noteholder.

E United Kingdom Corporation Tax Payers

In general, Offered Noteholders within the charge to United Kingdom corporation tax will not be subject to the taxation treatment set out in paragraphs C or D above. Instead, any profits, gains and losses, and fluctuations in the value of the Offered Notes (whether attributable to currency fluctuations or otherwise) measured and recognised broadly in accordance with their statutory accounting treatment, are taxed or relieved as income. Offered Noteholders within the charge to United Kingdom corporation tax are generally charged to tax in each accounting period by reference to interest accrued in that period and other profits recognised in that period.

F Stamp Duty and Stamp Duty Reserve Tax

No United Kingdom stamp duty or stamp duty reserve tax is chargeable on the issue or transfer of an Offered Note in global form, or on the issue or transfer of an Offered Note in definitive form.

EU DIRECTIVE ON THE TAXATION OF SAVINGS INCOME

On 3 June 2003, the European Council of Economics and Finance Ministers adopted a Directive on the taxation of savings income. Under the Directive, Member States will (if equivalent measures have been introduced by certain non-EU countries) be required, from 1 July 2005, to provide to the tax authorities of another Member State details of payments of interest (or similar income) paid by a person within its jurisdiction to an individual resident in that other Member State. However, for a transitional period, Belgium, Luxembourg and Austria will instead be required (unless during that period they elect otherwise) to operate a withholding system in relation to such payments (the ending of such transitional period being dependent upon the conclusion of certain other agreements relating to information exchange with certain other countries).

PURCHASE AND SALE

The Lead Managers have pursuant to a purchase agreement dated on 25 November 2004 among the Managers, the Issuer and GMAC-RFC (the "**Purchase Agreement**"), agreed with the Issuer to purchase (a) the Offered Notes at the issue price of, in relation to the A1 Notes, 100 per cent. of the aggregate principal amount of the A1 Notes and in relation to the A2 Notes, 100 per cent. of the aggregate principal amount of the A2 Notes, (b) the M1 Notes at the issue price of 100 per cent. of the aggregate principal amount of the M1 Notes, (c) the M2 Notes at the issue price of 100 per cent. of the aggregate principal amount of the M2 Notes and (d) the B1 Notes at the issue price of 100 per cent. of the aggregate principal amount of the B1 Notes.

The other Managers have pursuant to the Purchase Agreement agreed to purchase from the Lead Managers the Offered Notes to reflect the Managers' respective allocations. The Issuer will pay to the Managers a combined management and underwriting fee of 0.10 per cent. of the aggregate principal amount of the A1 Notes, a combined management and underwriting fee of 0.165 per cent. of the aggregate principal amount of the A2 Notes, a combined management and underwriting fee of 0.275 per cent. of the aggregate principal amount of the M1 Notes, a combined management and underwriting fee of 0.40 per cent. of the aggregate principal amount of the M2 Notes and a combined management and underwriting fee of 0.85 per cent. of the aggregate principal amount of the B1 Notes payable in sterling. The Issuer will sell the B2 Notes and the C Notes directly to GMAC-RFC and will issue the MERCs and Residuals directly to GMAC-RFC.

RFSC International Limited is an affiliate of GMAC-RFC. Both are wholly owned by GMAC Residential Funding Corporation.

The Purchase Agreement is subject to a number of conditions and may be terminated by the Managers in certain circumstances prior to payment for the Notes to the Issuer. The Issuer has agreed to indemnify the Managers against certain liabilities in connection with the issue of the Offered Notes.

Each Manager has represented to and agreed with the Issuer that:

- (a) it has not offered or sold and will not offer or sell any Offered Notes to persons in the United Kingdom prior to admission of the Offered Notes to listing in accordance with Part VI of the FSM Act except to persons whose ordinary activities involve them acquiring, holding, managing, or disposing of investments (as principal or agent) for the purposes of their businesses or otherwise in circumstances which have not resulted and will not result in an offer to the public in the United Kingdom within the meaning of the Public Offers of Securities Regulations 1995 (as amended) (the "**POS Regulations**") or the FSM Act;
- (b) it has complied and will comply with all applicable provisions of the FSM Act and the POS Regulations with respect to anything done by it in relation to the Offered Notes in, from or otherwise involving the United Kingdom; and
- (c) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSM Act) received by it in connection with the issue or sale of any Offered Notes in circumstances in which section 21(1) of the FSM Act does not apply to the Issuer.

The Offered Notes have not been and will not be registered under the Securities Act and any state securities laws and may not be offered or sold or delivered directly or indirectly within the United States or to, or for the account or benefit of, US Persons except pursuant to an available exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state securities laws. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Each Manager has agreed that, except as permitted by the Purchase Agreement, it will not offer, sell or deliver the Offered Notes within the United States or to, or for the account or benefit of, US Persons (except in accordance with Rule 903 of Regulation S).

Each Manager has agreed that they have not (and will not), nor has (nor will) any person acting on their behalf, (a) made offers or sales of any security, or solicited offers to buy, or otherwise negotiated in respect of, any security, under circumstances that would require the registration of the Offered Notes under the Securities Act; or (b) engaged in any form of general solicitation or general advertising (within the meaning of Rule 502(c) under the Securities Act) in connection with any offer or sale of Offered Notes in the United States.

This Offering Circular may not be distributed and the Offered Notes (including rights representing an interest in a Global Note) may not be offered, sold, transferred to delivered as part of their initial distribution or at any time thereafter, directly or indirectly, to individuals or legal entities who or which are established, domiciled or have their residence in The Netherlands ("**Dutch Residents**") other than to the following entities (hereinafter referred to as "**Professional Market Parties**" or "**PMPs**") provided they acquire the Offered Notes for their own account and trade or invest in securities in the conduct of a business or profession:

- (i) banks, insurance companies, securities firms, collective investment institutions or pension funds that are supervised or licensed under Dutch law;
- (ii) banks or securities firms licensed or supervised in a European Economic Area member state (other than the Netherlands) and registered with the Dutch Central Bank (De Nederlandsche Bank N.V., or “DNB”) or the Dutch Authority for the Financial Markets (Stichting Autoriteit Financiële Markten) acting through a branch office in the Netherlands;
- (iii) Netherlands collective investment institutions which offer their shares or participations exclusively to professional investors and are not required to be supervised or licensed under Dutch law;
- (iv) the Dutch government (de Staat der Nederlanden), DNB, Dutch regional, local or other decentralised governmental institutions, or any international treaty organisations and supranational organisations located in the Netherlands;
- (v) Netherlands enterprises or entities with total assets of at least €500,000,000 (or the equivalent thereof in another currency) according to their balance sheet at the end of the financial year preceding the date they purchase or acquire the Offered Notes;
- (vi) Netherlands enterprises, entities or individuals with net assets (eigen vermogen) of at least €10,000,000 (or the equivalent thereof in another currency) according to their balance sheet at the end of the financial year preceding the date they purchase or acquire the Offered Notes and who or which have been active in the financial markets on average twice a month over a period of at least two consecutive years preceding such date;
- (vii) Netherlands subsidiaries of the entities referred to under (i) above provided such subsidiaries are subject to prudential supervision;
- (viii) Netherlands enterprises or entities that have a credit rating from an approved rating agency or whose securities have such a rating; and
- (ix) such other Netherlands entities designated by the competent Netherlands authorities after the date hereof by any amendment of the applicable regulations.

All Notes (whether or not offered to Dutch Residents) shall bear the following legend:

“UNTIL THE DUTCH BANKING REGULATIONS NO LONGER REQUIRE THIS, THIS NOTE (OR ANY INTEREST HEREIN) MAY NOT BE SOLD, TRANSFERRED OR DELIVERED TO INDIVIDUALS OR LEGAL ENTITIES WHO ARE ESTABLISHED, DOMICILED OR HAVE THEIR RESIDENCE IN THE NETHERLANDS (“DUTCH RESIDENTS”) OTHER THAN TO PROFESSIONAL MARKET PARTIES (“PMPs”) WITHIN THE MEANING OF THE EXEMPTION REGULATION UNDER THE DUTCH ACT ON THE SUPERVISION OF CREDIT INSTITUTIONS 1992 THAT ACQUIRE SUCH NOTES (OR ANY INTEREST HEREIN) FOR THEIR OWN ACCOUNT OR FOR THE ACCOUNT OF ANOTHER PMP AND THAT TRADE OR INVEST IN SECURITIES IN THE CONDUCT OF A BUSINESS OR PROFESSION.

UNTIL THE DUTCH BANKING REGULATIONS NO LONGER REQUIRE THIS, EACH DUTCH RESIDENT BY PURCHASING THIS NOTE (OR ANY INTEREST HEREIN), WILL BE DEEMED TO HAVE REPRESENTED AND AGREED FOR THE BENEFIT OF THE ISSUER THAT IT IS SUCH A PMP AND IS ACQUIRING THIS NOTE FOR ITS OWN ACCOUNT OR FOR THE ACCOUNT OF ANOTHER PMP.

UNTIL THE DUTCH BANKING REGULATIONS NO LONGER REQUIRE THIS, EACH HOLDER OF THIS NOTE (OR ANY INTEREST HEREIN), BY PURCHASING SUCH NOTE (OR ANY SUCH INTEREST), WILL BE DEEMED TO HAVE REPRESENTED AND AGREED FOR THE BENEFIT OF THE ISSUER THAT (1) SUCH NOTE (OR ANY INTEREST HEREIN) MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED TO DUTCH RESIDENTS OTHER THAN TO A PMP ACQUIRING FOR ITS OWN ACCOUNT OR FOR THE ACCOUNT OF ANOTHER PMP AND THAT (2) THE HOLDER WILL PROVIDE NOTICE OF THE TRANSFER RESTRICTIONS DESCRIBED HEREIN TO ANY SUBSEQUENT TRANSFEREE.”

These selling restrictions may be modified by the agreement of the Issuer and each of the Managers following a change in the relevant law, regulation or directive. Any such modifications will be set out in a supplement to this Offering Circular.

No action has been taken by the Issuer or the Managers which would or is intended to permit a public offer of the Offered Notes in any country or jurisdiction where action for that purpose is required. Accordingly, each Manager has undertaken that it will not, directly or indirectly, offer or sell any Notes, in any country or jurisdiction where action for that purpose is required and neither this Offering Circular nor any other circular, prospectus, form of application, advertisement or other material may be distributed in or from or published in any country or jurisdiction, except under circumstances which will result in compliance with the applicable laws and regulations.

NOTICE TO INVESTORS

6.1.27

Offers and Sales by the Initial Purchasers

The Offered Notes have not been and will not be registered under the Securities Act or any other applicable securities laws, and may not be offered, sold or delivered directly or indirectly in the United States or to or for the account of "US Persons" (as defined in Regulation S under the Securities Act) except pursuant to an effective registration statement or in accordance with an applicable exemption from or in a transaction not subject to the registration requirements of the Securities Act and applicable state securities laws. Accordingly, the Offered Notes (and any interests therein) are being offered and sold only outside the United States to non-US persons in compliance with Regulation S under the Securities Act.

The Notes will bear a legend to the following effect:

"THIS NOTE HAS NOT BEEN AND WILL NOT BE REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES AND MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED DIRECTLY OR INDIRECTLY IN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF, A US PERSON (AS DEFINED IN REGULATION S UNDER THE SECURITIES ACT) EXCEPT PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND IN ACCORDANCE WITH ANY APPLICABLE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES".

Because of the foregoing restrictions, purchasers of Offered Notes are advised to consult legal counsel prior to making any offer, resale, pledge or transfer of such securities offered and sold.

GENERAL INFORMATION

- 1 The issue of the Offered Notes has been authorised by resolution of the Board of Directors of the Issuer passed on 25 November 2004. 6.N.1(a)
23.11(f)
- 2 It is expected that admission of the Offered Notes to the Official List of the UK Listing Authority and admission of the Offered Notes to trading by the London Stock Exchange will be granted on or about 14 December 2004, subject only to issue of the Global Notes of each class of Offered Notes. Prior to official listing, however, dealings in the Offered Notes will be permitted by the London Stock Exchange in accordance with its rules. The issue will be cancelled if the Global Notes are not issued. 23.11(b)
- 3 The Offered Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg as follows:
- | | <i>Reg S ISIN</i> | <i>Reg S Common Code</i> |
|----------|-------------------|--------------------------|
| A1 Notes | XS0206943861 | 020694386 |
| A2 Notes | XS0206944240 | 020694424 |
| M1 Notes | XS0206944596 | 020694459 |
| M2 Notes | XS0206944836 | 020694483 |
| B1 Notes | XS0206945056 | 020694505 |
- 4 The auditors of the Issuer, PricewaterhouseCoopers LLP, Chartered Accountants, have issued an accountants' report on the balance sheet of the Issuer included in this Offering Circular as at 10 December 2004. The financial year end of the Issuer is 31 December. The first audited accounts of the Issuer will be prepared for the period ended 31 December 2005.
- 5 The Issuer is not nor has it been involved in any legal or arbitration proceedings which may have or have had since its date of incorporation a significant effect on its financial position nor is the Issuer aware that any such proceedings are pending or threatened. 6.K.7
- 6 In relation to this transaction, the Issuer on 25 November 2004 has entered into the Purchase Agreement referred to under "**Purchase and Sale**" above which is or may be material.
- 7 PricewaterhouseCoopers LLP has given and not withdrawn its written consent to the inclusion in these listing particulars of its accountants' report and references to its name in the form and context in which they are included, and has authorised the contents of those parts of the listing particulars which comprise its report and the said references for the purposes of Regulation 6(1)(e) of the Financial Services and Markets Act 2000 (Official Listing of Securities) Regulations 2001 (as amended). A written consent under the Financial Services and Markets Act is different from a consent filed with the U.S. Securities and Exchange Commission under Section 7 of the Securities Act, which is applicable only to transactions involving securities registered under the Securities Act. As the Offered Notes have not been and will not be registered under the Securities Act, PricewaterhouseCoopers LLP has not filed a consent under Section 7 of the Securities Act. 6.H.9
- 8 Since 17 August 2004 (being the date of incorporation of the Issuer), there has been (a) no significant change in the financial or trading position of the Issuer and (b) no material adverse change in the financial position or prospects of the Issuer. 6.L.4(c)
6.N.1(a)
- 9 Copies of the following documents may be inspected during usual business hours at the offices of Allen & Overy LLP, One New Change, London EC4M 9QQ for 14 days from the date of this Offering Circular: 6.J.7
6.J.7(a)
- (a) the Memorandum and Articles of Association of the Issuer;
 - (b) the balance sheet of the Issuer as at 10 December 2004 and PricewaterhouseCoopers LLP's report thereon; 6.J.7(c)
 - (c) the consent referred to in paragraph 7 above;
 - (d) the contract listed in paragraph 6 above;
 - (e) drafts (subject to modification) of the following documents:
 - (i) the Paying Agency Agreement; 6.J.7(b)
 - (ii) the Trust Deed; 6.J.7(c)
 - (iii) the Deed of Charge;
 - (iv) the Mortgage Sale Agreement;
 - (v) the Administration Agreement;

- (vi) the Guaranteed Investment Contract;
- (vii) the Bank Agreement;
- (viii) the Liquidity Facility Agreement;
- (ix) the Master Definitions Schedule;
- (x) the Declaration of Trust and the Deed of Accession to the Declaration of Trust;
- (xi) Interest Rate Cap Agreement;
- (xii) the Post Enforcement Call Option; and
- (xiii) the Corporate Services Agreement.

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