APPENDIX 1

White Label Loans - Product Matrix October 2008

Product	**LABEL 1**			**LABEL 2**			**LABEL 3**			**LABEL 4**		
Max LTV (%)	75	85	95	70	80	90	65	75	85	65	75	85
Margin (%)	3.75	5.25	7.25	5.25	7.00	9.50	6.00	8.00	10.00	7.25	9.25	10.75
Nominal Rate (%)	8.75	10.25	12.25	10.25	12.00	14.50	11.00	13.00	15.00	12.25	14.25	15.75
Max loan (£ excluding Completion Fee)	90	60	30	90	60	30	90	60	30	90	60	30
Self Employed loading (%)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max CCJ (Combined Total Value £)	0			1,000			3,000			5,000		
FMA/SMA (in last 12 mths)	0			0			1			2		
BKO	N/A			Discharged 2 years			Discharged 2 years			Discharged 1 year		
IVA	N/A			Satisfied 2 years			Satisfied 1 year			Satisfied 1 year		

Bank Base Rate (%)	5.00

Notes:

Added Completion fee - £595 (can go above max LTV)

Added Broker fee upto 12½% max £5,000 (must be within LTV of product)

Min Loan is £7,500 (LABEL 1 Min loan - £12,500)

Min term 5 yrs, Max 30 yrs

Capital & Interest

England, Wales and mainland Scotland

Satisfied CCJ's to be ignored.

CCJ's and/or Defaults registered in the last 24months are not acceptable on LABEL 1