

TERMS OF BUSINESS OF JUST MORTGAGES LIMITED.

These Terms of Business set out the basis on which Just Mortgages Limited will provide business services to you as an individual private client of the firm. Please take a few minutes to read through these and if you have any questions, we will be happy to answer them.

- Full name, address and contact details are set out above.
- Just Mortgages Limited is regulated by the Central Bank of Ireland as a Restricted Activity Investment Product Intermediary and a copy of the firm's Statement of Authorised Status from the Central Bank is attached at Appendix 1. A list of the product suppliers from whom the firm holds written letters of appointment is attached at Appendix 2.
- In relation to products provided by the suppliers listed in Appendix 2, the services which the firm is authorised to provide are:
 - (a) *advising you in relation to the nature of each of the products and advising you as to which product is suitable for your needs;*
 - (b) *receiving and transmitting orders on your behalf for a product(s) .*
- Just Mortgages Limited has appointments to act in relation to all life assurance products including life assurance policies, specified serious illness and other protection type policies, pension policies, savings and investment life assurance policies.
- Just Mortgages Limited may receive commission and other payments from suppliers to whom orders are transmitted. Summary details of these payments will be included in a product information document, which you are legally entitled to receive before an application for a product is completed, and full details will be included with your cooling-off letter.
- In certain circumstances the firm may charge you a fee for the services provided. If we do this we will provide you with a written estimate of this in advance of providing any business service.
- It is the policy of the firm to avoid any conflict of interest when providing services to its clients. However, where an unavoidable conflict may arise we will advise you of this in writing before proceeding. If you have not been advised of any such conflict you are entitled to assume that none arises.

- Just Mortgages Limited will, if necessary, exercise its legal rights to receive any payments due from clients for services provided and, to be reimbursed for any value obtained by the firm for clients arising from payments by the firm on behalf of clients who subsequently default in any payment due to the firm.
- Product suppliers may withdraw benefits or cover on default of any payments due on any products arranged for your benefit. Details of these provisions will be included in your product terms and conditions.
- Any complaint that you may have in relation to services provided should be made in writing to the firm outlining the nature of your complaint. Any such complaint will be acknowledged within 14 days. The complaint will be fully investigated by Just Mortgages Limited and a full response will be provided to you. We will aim to provide this response not later than one month from receipt. In the event that you remain dissatisfied with the firm's handling and response to your complaint. You are entitled to refer your complaint to the Central Bank of Ireland.
- Just Mortgages Limited is a member of the Investor Compensation Scheme, which provides certain remedies to eligible clients on default by the firm. The main details of the operation and conditions of the Scheme are attached at Appendix 3. Your legal rights against the firm are not affected by this scheme.

DATE: These Terms of *Business* are valid from November 2001 until further notice.

Appendix 2.

Product producers from which McNulty Corporate Ltd. holds written letters of appointment to act as an intermediary.

<u>Name of Product Supplier.</u>
<i>Irish Life Assurance plc.</i>
<i>Hibernian Life & Pensions</i>
<i>Eagle Star</i>
<i>Canada Life</i>
<i>Caledonian Life</i>

Appendix 3.

Investor Compensation Act, 1998.

Under Section 38 (1) of the Investor Compensation Act, 1998 I wish to draw your attention to the following:

- (a) the Investor Compensation Act, 1998 provides for the establishment of a compensation scheme and the payment, in certain circumstances, of compensation to certain clients (known as eligible investors) of authorised investment firms, as defined in that Act;
- (b) my firm is a member of the compensation scheme;
- (c) compensation may be payable where money or investment instruments owed or belonging to clients and held, or in the case of investment instruments, administered or managed by my firm cannot be returned to those clients for the time being and there is no reasonably foreseeable opportunity of the firm being able to do so;
- (d) a right to compensation will arise only:
 - (a) if the client is an eligible investor as defined in the Act;
 - (b) if it transpires that my firm is not in a position to return client money or investment instruments owned or belonging to the clients of the firm; and
 - (c) to the extent that the client's loss is recognised for the purposes of the Act;
- (e) where an entitlement to compensation is established, the compensation payable will be the lesser of:
 - (a) 90 per cent of the amount of the client's loss which is recognised for the purposes of the Investor Compensation Act, 1988; or
 - (b) compensation of up to EUR20,000.

Reference No: C43499

The Irish Financial Services Regulatory Authority ('Financial Regulator'), in accordance with the provisions of Section 116 of the Consumer Credit Act, 1995 (as amended) and Section 33C of the Central Bank Act, 1942 (as amended) hereby authorises **Just Mortgages Limited** whose principal place of business is

110 Amiens Street, Dublin 1

to engage in the business of being a Mortgage Intermediary under the name(s) of:

Just Mortgages Limited

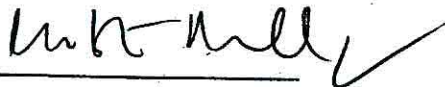
on behalf of the following undertaking(s)

**Bank of Scotland (Ireland) Limited,
Irish Nationwide Building Society,
National Mortgage Services Limited,
IIB Homeloans Ltd,
Allied Irish Banks plc,
Ulster Bank Ireland Limited,
Irish Life & Permanent plc,
Start Mortgages Limited,
GE Capital Woodchester Home Loans Ltd,
Seniors Money Ireland Limited,
Seniors Finance Ireland Limited,
MT Mortgage Network Limited,
PIBA Mortgage Services Limited,
Capital Home Loans Limited,
Springboard Mortgages Limited,
Nua Mortgages Limited**

This authorisation is valid for a period of 5 Years commencing on 28 November 2006

For and on behalf of the Financial Regulator:

Signed: _____



Signed: _____

