

This document is provided as an example and is not intended to have continuing effect.

## **EXAMPLE OF A SUBORDINATED LOAN AGREEMENT FOR A FIRM WHICH IS MORTGAGE LENDER OR ADMINISTRATOR (OR BOTH) (SEE MIPRU 4.4)**

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### ***NOTES FOR COMPLETION OF THIS DOCUMENT***

- (1) *This is an example of a subordinated loan agreement which would meet the conditions in MIPRU 4.4.7R for inclusion as part of the capital resources of a mortgage lender or a mortgage administrator (see MIPRU 4.4.9G). A subordinated loan to a mortgage lender or a mortgage administrator must have an original maturity of at least five years or, where it has no fixed term, be subject to five years' notice of repayment.*
- (2) *In paragraph 2, you should insert the Effective Date of the Loan, that is, the date on which the Lender will make the advance, if this differs from the date of the Agreement.*
- (3) *Words in brackets marked with a double asterisk \*\* are for use where the Borrower is a partnership.*

#### ***Governing Law***

| <b>Number of crosses</b> | <b><i>Governing Law</i></b> |
|--------------------------|-----------------------------|
| +                        | Scottish                    |
| ++                       | Scottish or Northern Irish  |
| +++                      | English or Northern Irish   |
| ++++                     | Northern Irish              |
| +++++                    | English                     |

*Example: Words marked ++\*\* will be for use where the Borrower is a partnership and the Agreement is governed by either Scottish or Northern Irish law.*

- (4) *Words in round brackets in paragraph 10 are only required where either the Lender or Borrower (or both) is not incorporated in any part of the United Kingdom.*

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THIS SUBORDINATED LOAN AGREEMENT IS MADE  
ON 20

**BETWEEN:-**

- (1) [ ] of  
[ ]  
(the "Lender" which term includes its permitted successors and assigns); and
- (2) [ ] of  
[ ]  
(the "Borrower" which term includes its permitted successors and assigns); [and  
[ ] of  
[ ],  
[ ] of  
[ ] and  
[ ] of  
[ ]  
the individual partners of the Borrower as such partners and as individuals +\*\*].

**IT IS AGREED AS FOLLOWS:-**

**1. DEFINITIONS**

In this agreement:-

**"Effective Date"** means the date on which this Agreement is to take effect being the date of the Agreement unless otherwise stated in paragraph 2;

**"Excluded Liabilities"** means Liabilities which are expressed to be and, in the opinion of the Insolvency Officer of the Borrower, do rank junior to the Subordinated Liabilities in any Insolvency of the Borrower;

**"Capital Resources"** has the meaning given it in the Financial Rules;

**"Capital Resources Requirement"** has the meaning given it in the Financial Rules;

**"Financial Rules"** means the rules in *MIPRU 4* (Capital resources) of the Prudential sourcebook for Mortgage and Home Finance Firms, and Insurance Intermediaries;

**"Insolvency"** means and includes liquidation, winding up, bankruptcy, sequestration, administration or dissolution (whichever term may apply to the Borrower) or the equivalent in any other jurisdiction to which the Borrower may be subject;

**"Insolvency Officer"** means and includes any person duly appointed to administer and distribute assets of the Borrower in the course of the Borrower's Insolvency;

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**“Liabilities”** means all present and future sums, liabilities and obligations payable or owing by the Borrower [or any Partner \*\*] (whether actual or contingent, jointly or severally or otherwise howsoever);

**“Loan”** means the indebtedness of the Borrower to the Lender referred to in paragraph 2 as that indebtedness may be reduced from time to time by any repayment or prepayment permitted under this Agreement;

[**“Partner”** means an individual partner of the Borrower\*\*];

**“Rules”** means the rules of the FCA or PRA (delete as appropriate) from time to time in force;

**“Senior Liabilities”** means all Liabilities except the Subordinated Liabilities and Excluded Liabilities;

**“Subordinated Liabilities”** means all Liabilities to the Lender in respect of the Loan and all interest payable thereon.

## **2. LOAN**

The Borrower hereby acknowledges its indebtedness to the Lender in the sum of [ ] as an unsecured loan upon and subject to the terms and conditions of this Agreement.

*[Note: This paragraph may be adapted to reflect the actual basis on which the unsecured Loan arises and, if applicable, how it is to be drawn down. You should specify clearly the Effective Date of the Loan if it will differ from the date of the Agreement.]*

## **3. INTEREST**

Subject to the provisions of paragraphs 4 and 5, until repayment of the Loan in full the Borrower will [the Borrower and the partners hereby bind and oblige themselves jointly and severally to +\*\*] pay to the Lender interest on the Loan or on any part or parts of it for the time being remaining due under this Agreement such interest to be calculated and to be payable as provided below.

*[Enter details of interest calculations and manner and time of payments]*

## **4. REPAYMENT OF THE LOAN**

- (1) The provisions of this paragraph are subject to the provisions of paragraph 5.
- (2) Except where the Borrower has obtained the FCA or PRA (delete as appropriate) prior written consent and that consent has not been withdrawn, **no** repayment or prepayment of the Loan shall be made, in whole or in part, earlier than a date:

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- (a) not less than five years from the date on which the Loan was first made; or
  - (b) not less than five years from the date on which the Borrower gave notice in writing to the Lender and the FCA or PRA (delete as appropriate).
- (3) If default is made for a period of 7 days or more in the payment of any principal due in respect of the Loan or for a period of 14 days or more in the payment of any interest due in respect of the Loan the Lender may, in order to enforce payment, at its discretion and after taking such preliminary steps as may be necessary and after notifying the FCA or PRA (delete as appropriate), institute proceedings for the Insolvency of the Borrower [or the Insolvency of all or any Partners\*\*]. If an order is made or an effective resolution is passed for the winding up of the Borrower, the Loan shall become repayable.
- (4) The Lender may at its discretion, subject to the provisions which follow, institute proceedings for the Insolvency of the Borrower [or the Insolvency of all or any Partners\*\*] to enforce any obligation, condition or provision binding on the Borrower [or on all or any Partners\*\*+] under this Agreement (other than any obligation for the payment of principal moneys or interest in respect of the Loan) provided that the borrower [or any Partner\*\*] shall not by virtue of the institution of any such proceedings be obliged to pay any sum or sums sooner than the same would otherwise have been payable by it. The Lender may only institute such proceedings to enforce the obligations referred to above if (i) the default is not remedied to the satisfaction of the Lender within 60 days after notice of such default is not remedied to the satisfaction of the Lender within 60 days after notice of such default has been given to the Borrower by the Lender (with a copy to the FCA or PRA (delete as appropriate)) requiring the default to be remedied and (ii) the Lender has taken all preliminary steps required to be taken by it prior to the institution of such proceedings.
- (5) No remedy against the Borrower [or any Partner\*\*] other than as specifically provided by this paragraph shall be available to the Lender whether for the recovery of amounts owing under this Agreement or in respect of any breach by the Borrower [or any Partners\*\*] of any of its obligations under this Agreement.

## **5. SUBORDINATION**

- (1) Notwithstanding the provisions of paragraph 4, the rights of the Lender in respect of the Subordinated Liabilities are subordinated to the Senior Liabilities and accordingly payment of any amount whether principal (by way of repayment or prepayment), interest or otherwise, of the Subordinated Liabilities is conditional upon:-
- (a) (if an order has **not** been made or an effective resolution passed for the Insolvency of the Borrower) the Borrower being in compliance with its Capital Resources Requirement prevailing at the time of payment by

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the Borrower; and accordingly no such amount which would otherwise fall due for payment shall be payable except to the extent that repayment under paragraph 4(2) above is permitted and the Borrower could make such payment and still be in compliance with its Capital Resources Requirement immediately thereafter; and

- (b) (if an order has been made or an effective resolution has been passed for the Insolvency of the Borrower [or if the Borrower shall be dissolved\*\*]) the Borrower being solvent at the time of payment by the Borrower; and accordingly no such amount which would otherwise fall due for payment shall be payable except to the extent that the Borrower could make such payment and still be solvent immediately thereafter. For the purposes of this sub-paragraph, the Borrower shall be solvent if it is able to pay its debts in full and in determining whether the Borrower is solvent for the purposes of this sub-paragraph there shall be disregarded obligations which are not payable or capable of being established or determined in the Insolvency of the Borrower.
- (2) (a) No payment of the Subordinated Liabilities (other than in respect of interest) shall be made at any time under sub-paragraph (1) above unless the Borrower has obtained the FCA's or PRA's (delete as appropriate) prior written consent to such payment and that consent has not been withdrawn.
- (b) The Borrower shall give or ensure that there are given to the FCA or PRA (delete as appropriate) such information and auditor's certificate in relation to the proposed payment as the FCA or PRA (delete as appropriate) may require.
- (3) Payments of interest at a rate not exceeding the rate provided in paragraph 3 may be made to the extent permitted by sub-paragraph (1) above without prior notification to the FCA or PRA (delete as appropriate).
- (4) For the purposes of sub-paragraph (1)(b) above a report given at any relevant time as to the solvency of the Borrower by its Insolvency Officer, in form and substance acceptable to the FCA or PRA (delete as appropriate), shall in the absence of proven error be treated and accepted by the FCA or PRA (delete as appropriate), the Lender and the Borrower as correct and sufficient evidence of the Borrower's solvency.
- (5) If the Lender shall receive from the Borrower [or any Partner\*\*] payment of any sum in respect of the Subordinated Liabilities where repayment is prohibited under paragraph 4(2) or when any of the terms and conditions referred to in sub-paragraphs (1) or (2) above is not satisfied the payment of such sum shall be void for all purposes and [any such sum shall be received by the Lender upon trust to return the same to the Borrower+++] [the Lender shall at any time thereafter be bound to return such sum to the Borrower, or, as the case may be, its Insolvency Officer+] (and any sum so returned shall then be treated for the purposes of the Borrower's obligations under this Agreement as if it had not been paid by the Borrower and its original payment shall be

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deemed not to have discharged any of the obligations of the Borrower). A request to the Lender for return of any sum under the foregoing provisions of this sub-paragraph (5) shall be in writing and shall be made by or on behalf of the Borrower or, as the case may be, its Insolvency Officer.

## **6. UNDERTAKINGS OF BORROWER**

From and after the date of this Agreement (or the Effective Date if earlier), the Borrower will not [and no Partner will\*\*] without the prior written consent of the FCA or PRA (delete as appropriate):-

- (1) secure all or any part of the Subordinated Liabilities;
- (2) redeem, purchase or otherwise acquire any of the Subordinated Liabilities;
- (3) amend any document evidencing or providing for the Subordinated Liabilities;
- (4) repay any of the Subordinated Liabilities otherwise than in accordance with the terms of this Agreement;
- (5) take or omit to take any action whereby the subordination of the Subordinated Liabilities or any part of them to the Senior Liabilities might be terminated, impaired or adversely affected.

## **7. DOCUMENTATION**

This Agreement forms the entire agreement as to the Subordinated Liabilities. If there are any other terms relating to the Subordinated Liabilities existing at the date of this Agreement and not comprised in it such terms shall be of no further force and effect. No variation of or amendment to this Agreement shall be of any effect unless it is in writing signed by all the parties. Any amendment to this Agreement made or purported to be made without the consent of the FCA or PRA (delete as appropriate) shall be void. For the avoidance of doubt, nothing in this paragraph requires the FCA or PRA (delete as appropriate) to be a party to this agreement.

## **8. UNDERTAKINGS OF LENDER**

The Lender will not without the prior written consent of the FCA or PRA (delete as appropriate):-

- (1) assign or purport to assign to any person the whole or any part of the Subordinated Liabilities;
- (2) purport to retain or set-off at any time any amount payable by it to the Borrower [or any Partner\*\*] against any amount of the Subordinated Liabilities except to the extent that payment of such amount of the Subordinated Liabilities would be permitted at such time by this Agreement,

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and the Lender shall immediately pay an amount equal to any retention or set-off in breach of this provision to the Borrower and such retention or set-off shall be deemed not to have occurred;

- (3) amend or waive the terms of any document evidencing or providing for the Subordinated Liabilities;
- (4) attempt to obtain repayment of any of the Subordinated Liabilities otherwise than in accordance with the terms of this Agreement;
- (5) take or omit to take any action whereby the subordination of the Subordinated Liabilities or any part of them to the Senior Liabilities might be terminated, impaired or adversely affected;
- (6) take or enforce any security, guarantee or indemnity from any person for all or any part of the Subordinated Liabilities, and the Lender shall, upon obtaining security, guarantee or indemnity in breach of this undertaking, hold the same [on trust for +++] [as agent of and for the benefit of ++] the Borrower.

*[Note: Before giving its consent to a transaction falling under paragraph 8(6), the FCA or PRA (delete as appropriate) will need to be satisfied that the provider of security has waived his rights of subrogation against the Borrower until all Senior Liabilities of the Borrower have been paid in full.]*

**9.** This Agreement shall subsist in full force and effect notwithstanding any change which may take place from time to time in the constitution or title of the Borrower by the retirement of the present partners or [either] [any] of them or the assumption of new Partners or by a change of name it being provided that:-

- (a) a retired Partner shall continue to be liable for the payment of all sums due under this Agreement and implementation of all other obligation contained in it until such time as the Lender and the remaining Partner[s] shall agree in writing to release a retired Partner from such obligations and the FCA or PRA (delete as appropriate) has given its written consent to the release; and
- (b) in the event of a new partner being assumed as a Partner of the Borrower the other partners shall procure that the said assumed Partner shall become bound to the Lender as a party to this Agreement and shall execute such addendum to it as the Lender and the FCA or PRA (delete as appropriate) may consider necessary.

The obligations and undertakings of the Borrower under this Agreement shall bind the Borrower and the Partners jointly and severally. \*\*+]

**10. LAW [AND JURISDICTION]**

- (1) This Agreement is governed by [English law +++++] [the law of Scotland +] [the law of Northern Ireland +++++] and, for the benefit of the FCA or PRA (delete as appropriate) solely, each of the Borrower and the Lender irrevocably submits to the jurisdiction of the [English Courts +++++] [Court of Session,

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Scotland +] [Northern Irish Courts +++++] (and, to the extent that it does not have a place of business within this jurisdiction, appoints [*name and address of agent for service*] as agent for receipt of service of process in such courts). Such jurisdiction shall be non-exclusive except to the extent that such non-exclusivity prejudices the submission to such jurisdiction.

- (2) Although not a party to the agreement, the FCA or PRA (delete as appropriate) may in its own right enforce a term of the agreement to the extent that it purports to confer upon the FCA or PRA (delete as appropriate) a benefit.

IN WITNESS whereof the parties hereto have duly executed this Agreement as a Deed the day and year first above written.



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(EXECUTED AS A DEED and DELIVERED by  
(the Lender  
(and signed by:

**Director**

**Director/Secretary**

*or*

(SIGNED and DELIVERED as a DEED  
by the individual partners of the Lender  
(as such partners and as individuals  
(in the presence of:

*or*

SIGNED and DELIVERED as a DEED by  
the Lender (*if an individual*)  
in the presence of:

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(EXECUTED AS A DEED and DELIVERED by  
(the Borrower  
(and signed by:

**Director**

**Director/Secretary**

*or*

(SIGNED and DELIVERED as a DEED  
(by the individual partners or the Borrower  
(as such partners and as individuals  
(in the presence of:

*or*

SIGNED and DELIVERED as a DEED by  
the Borrower (*if an individual*)  
in the presence of:

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Dated this                      day of                      20

**BETWEEN**

**the Lender**

and

**the Borrower**

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**SUBORDINATED  
LOAN AGREEMENT**

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