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Sent: Friday, November 25, 2005 2:13 PM

To: MARKT MORTGAGE-CONSULTATION; 'market-mortgage-consultation@cec.eu.int'

Subject: Forced Sales Procedures and Equity Release Schemes (to be submitted before the hearing on December 8th 2005)

L.S.,

Realising that forced sales procedures are governed by the civil laws and/or civil proceedings laws of the various Member States, the Code of Conduct should in my view also contain of some minimum consumer protection relating to the foreclosure proceedings.

Having witnessed from a close position how a financier in a equity release scheme (UK) - in which a part of the property was transferred to the financier - after the death of the (other) contracting party has tried to force a sale of the property involved to a third party which was at (too) close quarters from the financier, and the use of a 'related estate agent' and spoof bidders, there is in my opinion an urgent need for some minimum consumer protection for the interests of the (heirs of the) contracting party.

G.L. Maaldrink, civil-law-notary and advocate (NL)

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