

Index

ABANDONED PROPERTY

- Bankruptcy** (this index)
- Environmental Issues** (this index)
- Waste, **14:10**

ABBREVIATIONS

- Environmental issues, purchase and sale of property, **61:2**

ABSOLUTE DEED

- Georgia practice, **76:10**

ABSTENTION

- Bankruptcy** (this index)
- Execution sales and foreclosures, jurisdictional basis, federal conservators and receivers, **24:8**

ACCELERATION

- Adjustment of debts of individuals, bankruptcy chapter 13, curing default after acceleration, **35:106**
- Arizona practice, notice of acceleration, enforcement of mortgages, **73:18**
- California practice, foreclosure, special prerequisites, **74:8**
- Due On Encumbrance Clause** (this index)
- Due On Sale Clause** (this index)
- Florida practice** (this index)
- Installment land contracts, right to foreclose
 - Garn-St. Germain Act, **17:18**
 - State variations, **17:19**
- Right to foreclose
 - Generally, **17:7**
 - Due On Encumbrance Clause** (this index)
 - Due On Sale Clause** (this index)
 - Installment land contracts, above
- Texas practice** (this index)

ACCOUNTING

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

ACCOUNTING—Cont'd

- Tax consequences to borrowers, investors, and lenders, accounting covenants, bright-line and safe harbor rules, obligor or security, change in, **55:70**

ACCOUNTING AND REGULATORY IMPLICATIONS OF WORKOUTS AND FORECLOSURES

- Generally, **10:1**
- Accounting sequences, **10:9**
- Authoritative forces influencing accounting
 - Generally, **10:3**
- Banks
 - Generally accepted accounting principles for (bank GAAP), **10:4**
 - Regulators, **10:7**
 - Securities and Exchange Commission, accounting required by, **10:8**
- Thriffs
 - Financial Institution Reform, Recovery and Enforcement Act of 1989, regulators and, **10:6**
 - Generally accepted accounting principles for (thrift GAAP), **10:5**
- Banks. Authoritative forces influencing accounting, above
- Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings
 - Generally, **10:10**
 - Addition or substitution of debtors, related items, **10:17**
 - Allowance accounts, related items, **10:19**
 - Contingent payables, related items, **10:21**
 - Contingent receivables, related items, **10:22**

**ACCOUNTING AND REGULATORY
IMPLICATIONS OF WORKOUTS
AND FORECLOSURES—Cont'd**

- Financial Accounting Standards Board
Number 15, accounting for
troubled debt restructurings
—Cont'd
- Costs, related, **10:24**
- Debtor, accounting by
 - Modification of terms, **10:16**
 - Transfer of assets or equity interest
in full satisfaction, **10:15**
- Definitions, **10:10**
- Fluctuating interest rates, related
items, **10:23**
- Foreclosures, related items, **10:18**
- Lender, accounting by
 - Modification of terms, **10:12 to
10:14**
 - Receipt of assets in full satisfac-
tion, **10:11**
 - Receipt of assets in partial settle-
ment together with modifica-
tion of terms, **10:13, 10:14**
 - Transfer of assets or an equity
interest in partial settlement
together with modification of
terms, **10:14**
- Net realizable value, related items,
10:25
- Related items
 - Addition or substitution of debtors,
10:17
 - Allowance accounts, **10:19**
 - Contingent payables, **10:21**
 - Contingent receivables, **10:22**
 - Costs, related, **10:24**
 - Fluctuating interest rates, **10:23**
 - Foreclosures, **10:18**
 - Net realizable value, **10:25**
 - Subsequent transactions involving
assets received, **10:20**
 - Substantively repossessed collat-
eral, **10:26**
 - Subsequent transactions involving
assets received, related items,
10:20
 - Substantively repossessed collateral,
10:26

**ACCOUNTING AND REGULATORY
IMPLICATIONS OF WORKOUTS
AND FORECLOSURES—Cont'd**

- Financial Accounting Standards Board
Number 114, accounting for
troubled debt restructurings
Generally, **10:27**
- Comparison of workout to foreclosure
Modification, possible terms of,
10:31
- Tri-party agreements, **10:32**
- Foreclosures
 - Accounting for real estate owned,
10:29
 - Comparison of workout to foreclo-
sure, above in this group
 - Illustration, **10:30**
 - Impact of, **10:28**
- Joint agency policy statement, **10:37**
- Savings and loans, recent regulatory
changes for
 - Generally, **10:33**
 - Loans to one borrower limitations,
10:36
 - Minimum net worth requirements,
10:34
 - New qualified thrift lender test,
10:35
 - Summary, **10:38**
- Importance of understanding accounting
consequences, **10:2**
- Modification
 - Financial Accounting Standards
Board Number 15, accounting
for troubled debt restructurings
Debtor, accounting by, modification
of terms, **10:16**
 - Lender, accounting by, modifica-
tion of terms, **10:12 to 10:14**
- Financial Accounting Standards
Board Number 114, accounting
for troubled debt restructurings,
possible terms of modification,
10:31
- Savings and loans. Financial Accounting
Standards Board Number 114,
accounting for troubled debt
restructurings, above
- Securities and Exchange Commission,
accounting required by, **10:8**
- Sequences, **10:9**

INDEX

ACCOUNTING AND REGULATORY IMPLICATIONS OF WORKOUTS AND FORECLOSURES—Cont'd

Thrifts. Authoritative forces influencing
accounting, above

ACQUISITION OF PROPERTY

Construction Law and practice (this
index)

ACTIONS

Bonding Companies, Liability Of (this
index)

California practice (this index)

Commencement Of Case (this index)

Damages (this index)

Debt, Action On (this index)

Ejectment (this index)

Fraudulent Conveyances and
Transfers (this index)

Guarantors, actions against. **Guaran-
tors, Liability Of** (this index)

Injunctions (this index)

Mortgage-Backed Securitization Liti-
gation May 2008 (this index)

Note, action on. **Promissory Notes** (this
index)

Parties To Action Or Proceeding (this
index)

Pendency Of Other Action (this index)

Qui tam actions, **52:28 et seq.**

Set Aside Sale, Action To (this index)

Specific Performance (this index)

Tort Actions (this index)

Waste (this index)

ADDITIONAL REGULATIONS

Tax consequences of workouts, **56:57**

ADDITIONAL SECURITY

Adjustment of debts of individuals,
bankruptcy chapter 13, when is
mortgage secured only by debtor's
residence, **35:129**

ADDITION OF DEBTORS

Accounting for troubled debt restructur-
ings, Financial Accounting Stan-
dards Board Number 15, **10:17**

ADEQUATE ASSURANCE

Bankruptcy (this index)

ADEQUATE CONSIDERATION OR PRICE

Consideration (this index)

ADEQUATE PROTECTION

Bankruptcy (this index)

ADJUSTABLE RATE MORTGAGES (ARM)

Rate ceiling on, residential mortgage
lending after FIRREA, **65:32**

ADJUSTMENT OF DEBTS OF INDIVIDUALS, BANKRUPTCY CHAPTER 13

Acceleration, curing default after,
35:106

Adequate assurance, debtor must
provide, assumption of unexpired
lease, **35:57**

Assignments. Assumption, assignment
or rejection of contracts and leases,
below

Assumption, assignment or rejection of
contracts and leases

Generally, **35:48**

Before confirmation, **35:49**

Business, debtors engaged in, **35:17**

Installment land contracts

Generally, **35:51**

Debtor is vendee

Generally, **35:53**

Executory, installment contract
construed as, **35:55**

Mortgage, installment contract
construed as, **35:54**

Debtor is vendor, **35:52**

Plan, assumption, assignment or
rejection in, **35:50**

Tenants' rights when debtor/lessor
rejects lease, **35:58**

Unexpired lease, assumption of,
below

Automatic stay

Generally, **35:26**

Chapter 13 debtors protected by,
choice of chapter 11 or 13, **35:9**

Codebtor, stay of action against,
35:32

Exception for evictions, **35:27**

Exception for postpetition property
taxes, **35:33**

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Automatic stay—Cont'd
 - Mortgages, treatment of, **35:154**
 - Relief from
 - 11 USCA § 362(d)(2), **35:29**
 - Cause, relief for, **35:28**
 - Expedited hearing on automatic stay, **35:30**
 - Pre-confirmation relief from stay, **35:31**
- Avoiding powers of debtor
 - Exempt property, protection from involuntary liens
 - Debtor's avoidance of lien under 11 USCA § 522(f)
 - Exemption, whether lien impairs, **35:64**
 - Provisions of 11 USCA § 522(f), **35:61**
 - Requirement of fixing of lien, 11 USCA § 522(f)(1), **35:63**
 - Significance of lien avoidance, **35:60**
 - Debtor's avoiding liens using trustee's avoiding power, 11 USCA § 522(h)
 - Generally, **35:66**
 - Debtor's avoidance as equivalent to trustee's, **35:67**
- Avoiding powers of trustee, **35:59, 35:65**
- Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, **35:2**
- Bankruptcy review commission proposed code amendments. Mortgages, treatment of, below
- Boiler plate additional security, when is mortgage secured only by debtor's residence, **35:129**
- Business, debtors engaged in
 - Assumption, assignment or rejection of contracts and leases, **35:17**
 - Corporations and partnerships, **35:14**
 - Disposable income standard, **35:16**
 - Duties of debtor and trustee, **35:15**
 - Modification of plan if debtor's finances improve, **35:18**
 - Qualifications, generally, **35:13**

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Business, debtors engaged in—Cont'd
 - Single asset real estate, operation of, **35:19**
- Cause, relief from automatic stay for, **35:28**
- Change. Modification, below
- Chapter 7
 - Choice of chapter 7 or 13, **35:3**
 - Involuntary conversion, chapter 7 or dismissal, **35:40**
 - Mortgages, chapter 7 voiding lien that exceeds value of collateral, **35:153**
- Chapter 11
 - Choice of chapter 11 or 13, below
 - Curing home mortgages/mortgage secured only by debtor's residence, debtor optional filing under chapter 11 to circumvent 1994 Act § 1332(b)(2), **35:137**
 - Choice of chapter 7 or 13, **35:3**
 - Choice of chapter 11 or 13
 - Generally, **35:4**
 - Amount paid to creditors under chapters 11 and 13, **35:6**
 - Automatic stay, chapter 13 debtors protected by, **35:9**
 - Control by debtor over reorganization plan, **35:7**
 - Discharge obtained under chapters 11 and 13, **35:8**
 - Expense under chapters 11 and 13, **35:5**
 - Stripping down of mortgages, **35:11**
 - Trustee, chapter 11 does not normally have, **35:10**
 - Choice of chapter 12 or 13, **35:12**
 - Choice of chapters 7, 11, or 13, **31:80**
 - Claims of creditors, **35:36**
 - Codebtor, stay of action against, **35:32**
 - Commencement of case
 - Generally, **35:20**
 - Debtor's statement, **35:21**
 - Meeting of creditors, **35:22**
 - Condominium fees, nondischargeability of, **35:100**

INDEX

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Confirmation of plan
 - Generally, **31:84**
 - Compliance with bankruptcy code, **35:70**
 - Disposable income standard, **35:79**
 - Effect of confirmation, **35:85**
 - Feasibility of plan, **35:78**
 - Full payments of priority claims, **35:81**
 - Good faith requirement, **35:80**
- Interest
 - Installments in cram down, secured claims, nonconsenting claimants, **35:75**
 - Unmatured, secured claims, **35:72**
- Modification of plan, below
- Procedure, **35:69**
- Secured claims
 - Consenting claimants or claim outside plan, **35:73**
 - Interest on unmaturred claims, **35:72**
 - Nonconsenting claimants
 - Cram down, generally, **35:74**
 - Interest rate on installments in cram down, **35:75**
 - Release of collateral to lienholder, **35:76**
 - Value of, generally, **35:71**
 - Unsecured claims, **35:77**
- Congressional objectives, nature of chapter 13, **35:1**
- Control by debtor over reorganization plan, choice of chapter 11 or 13, **35:7**
- Conversion or dismissal
 - Chapter 7 liquidation, conversion to, **31:86**
 - Debtor, conversion or dismissal by, **35:38**
- Effect of
 - Generally, **35:41**
 - Property of estate after conversion of chapter 13 to chapter 7, **35:42**
- Involuntary conversion, below
- Mortgages, treatment of, **35:158**

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Cooperative fees, nondischargeability of, **35:100**
- Corporations, debtors engaged in business, **35:14**
- Cram down
 - Confirmation of plan, secured claims, nonconsenting claimants, **35:74**
 - Mortgages, treatment of, below
- Cross collateralization clauses, when is mortgage secured only by debtor's residence, **35:130**
- Curing default
 - Generally, **35:47**
 - Mortgages, treatment of, below
- Debtor, rights, duties, and powers of, **35:35**
- Discharge
 - Choice of chapter 11 or 13, discharge obtained under chapters 11 and 13, **35:8**
 - Condominium or cooperative fees, nondischargeability of, **35:100**
 - Exception for prior discharge, **35:92**
 - Exceptions to discharge, **35:91**
 - Hearing on section 522(q) violations, **35:94**
- Liens, effect on
 - Generally, **35:96**
 - Adequate notice of lien avoidance must be given, **35:99**
- Reliance
 - Claims allowance process, burden on debtor, **35:98**
 - Confirmation process, burden on creditor, **35:97**
- Management instructional course, **35:93**
- Performance of plan and discharge, **31:85**
- Reaffirmation agreements, **35:101**
- Reliance. Liens, effect on, above in this group
 - With completion of payments, **35:90**
 - Without completion of payments, **35:95**
- Dismissal. Conversion or dismissal, above

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Disposable income standard
 - Business, debtors engaged in, **35:16**
 - Confirmation of plan, **35:79**
 - Modification of plan after confirmation, **35:84**
- Eligibility for chapter 13, **35:20 to 35:22**
- Estate, **35:37**
- Exempt property. Avoiding powers of debtor, above
- Expedited hearing on automatic stay, **35:30**
- Expense under chapters 11 and 13, choice of chapter 11 or 13, **35:5**
- Feasibility of plan, confirmation of plan, **35:78**
- Foreclosure
 - Fraudulent transfer, foreclosure of mortgage as, **35:160**
 - Termination of time to cure home mortgages, foreclosure sale date as
 - 11 USCA § 1322(c)(1), **35:107**
 - Mortgages which mature prior to petition, **35:108**
- Fraud, bankruptcy, **35:161**
- Fraudulent transfer, foreclosure of mortgage as, **35:160**
- Full payments of priority claims, confirmation of plan, **35:81**
- Good faith requirement, confirmation of plan, **35:80**
- Home mortgages. Mortgages, treatment of, below
- Illinois practice, **77:26**
- Installment land contracts
 - Assumption, assignment or rejection of contracts and leases, above
 - Construed as mortgage, debtor is vendee, **35:54**
- Interest
 - Confirmation of plan, above
 - Curing default, amount necessary
 - Arrearages, interest on, **35:115, 35:138**
 - Postconfirmation interest, agreements entered into on or

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Interest—Cont'd
 - Curing default, amount necessary
 - Cont'd
 - before Oct. 22, 1994, **35:120**
 - Preconfirmation interest, agreements entered into on or before Oct. 22, 1994, **35:117, 35:119**
 - Rate of interest, agreements entered into on or before Oct. 22, 1994, **35:121**
 - Undersecured mortgages, payment of interest on, agreements entered into on or before Oct. 22, 1994, **35:119**
- Involuntary conversion
 - Chapter 7 or dismissal, **35:40**
 - Chapter 11, **35:39**
- Lien stripping, **4:12**
- Long term mortgages, nondischargeability of, **35:159**
- Meeting of creditors, commencement of case, **35:22**
- Mobile homes, curing home mortgages/mortgage secured only by debtor's residence, **35:136**
- Modification
 - Claims, modification of, **31:83**
 - Home liens in chapter 13 bankruptcy, **4:17**
 - Junior home liens in chapter 13 bankruptcy, **29:40**
 - Mortgages, treatment of, below
 - Plan. Modification of plan, below
 - Rights of creditors, **35:46**
- Modification of plan
 - After confirmation
 - Changed circumstances requirement, **35:83**
 - Code provisions, **35:82**
 - Disposable income standard and modification, **35:84**
 - Before confirmation, **35:68**
 - Business, debtors engaged in, modification of plan if debtor's finances improve, **35:18**

INDEX

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Mortgages, treatment of
 - Generally, **31:87**
 - Automatic stay, **35:154**
 - Bankruptcy review commission proposed code amendments.
 - Multiple or serial filings, below in this group
 - Chapter 7 voiding lien that exceeds value of collateral, **35:153**
 - Conversion or dismissal, **35:158**
 - Cram down
 - Modifying home mortgages, **35:109**
 - Secured by other than debtor's residence, below in this group
 - Curing default or modifying mortgage
 - Generally, **35:105**
 - Acceleration, curing after, **35:106**
 - After judgment but before sale, nonresidential mortgages, **35:113**
 - Agreements entered into after Oct. 22, 1994, **35:123**
 - Agreements entered into on or before Oct. 22, 1994, **35:116 to 35:122**
 - Amount necessary to cure
 - Agreements entered into on or before Oct. 22, 1994, **35:116 to 35:122**
 - Interest, above
 - Oversecured creditor, agreements entered into on or before Oct. 22, 1994, **35:118**
 - Reasonable fees, costs, or charges, agreements entered into on or before Oct. 22, 1994, **35:122**
 - Foreclosure sale date as termination of time to cure home mortgages. Foreclosure, above
 - Home mortgages
 - Modifying home mortgages, below in this subgroup
 - Strip down, below in this group
 - Modifying home mortgages
 - Cram down, **35:109**

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Mortgages, treatment of—Cont'd
 - Curing default or modifying mortgage—Cont'd
 - Modifying home mortgages—Cont'd
 - Miscellaneous issues, **35:112**
 - Mortgages which become due after petition but prior to final payment under plan, **35:109**
 - Mortgages which become due/mature prior to petition, **35:110**
 - Postconfirmation defaults, curing, **35:111**
 - Nonmonetary defaults, **35:125**
 - Reasonable time to cure, **35:124**
 - Statutory redemption period, curing during, **35:114**
- Foreclosure, above
- Home mortgages
 - Modifying. Curing default or modifying mortgage, above in this group
 - Strip down and other issues for home mortgages, below in this group
- Installment contract construed as mortgage, debtor is vendee, **35:54**
- Interest. Curing default or modifying mortgage, above in this group
- Long term mortgages, nondischargeability of, **35:159**
- Modification
 - Curing default or modifying mortgage, above in this group
 - Mortgagee's claim and discharge.
 - Secured by other than debtor's residence, below in this group
- Multiple or serial filings
 - Generally, **35:149**
 - Bankruptcy review commission proposed code amendments
 - In rem orders, **35:152**
 - Serial filing by individuals, **35:151**

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Mortgages, treatment of—Cont'd
 - Multiple or serial filings—Cont'd
 - Curing in chapter 13 after chapter 7 discharge, **35:150**
 - Nature of problem, **35:102**
 - Nobleman* case, curing home mortgages/mortgage secured only by debtor's residence, **35:127**
 - Payments under plan
 - Disbursing agent, debtor as, **35:157**
 - Start of payments, **35:156**
 - Prepetition workouts, **35:103**
 - Relief from stay, **35:155**
 - Residential mortgages. Home mortgages, above in this group
 - Secured by other than debtor's residence
 - Generally, **35:141**
 - Alternative of right to cure or modify and cram down
 - Rights of debtor, **35:142**
 - Valuation of secured claim, **35:143**
 - Commencement of payments, **35:148**
 - Cure of mortgage, no discharge, **35:147**
 - Modification of mortgagee's claim and discharge
 - Generally, **35:144**
 - Profit of debtor on sale of stripped down property, **35:146**
 - Surrendering collateral to creditor for sale, **35:145**
 - Serial filings. Multiple or serial filings, above in this group
 - Strip down and other issues for home mortgages
 - Generally, **35:126**
 - Choice of chapter 11 or 13, **35:11**
 - Curing home mortgages/mortgage secured only by debtor's residence
 - Boiler plate additional security, when is mortgage secured

**ADJUSTMENT OF DEBTS OF
INDIVIDUALS, BANKRUPTCY
CHAPTER 13—Cont'd**

- Mortgages, treatment of—Cont'd
 - Strip down and other issues for home mortgages—Cont'd
 - Curing home mortgages/mortgage secured only by debtor's residence—Cont'd
 - only by debtor's residence, **35:129**
 - Commencement of payments, **35:139**
 - Cross collateralization clauses, when is mortgage secured only by debtor's residence, **35:130**
 - Debtor optional filing under chapter 11 to circumvent 1994 Act § 1332(b)(2), **35:137**
 - Income produced at debtor's residence, when is mortgage secured only by debtor's residence, **35:132**
 - Interest on arrearages on home mortgages, **35:138**
 - Junior mortgages, applicability of 1994 Act § 1322(b)(2) to, **35:134, 35:135**
 - Mobile homes, applicability of 1994 Act § 1322(b)(2) to, **35:136**
 - Nobleman* case, **35:127**
 - Postconfirmation default in payments, **35:140**
 - Release of subsidiary liens, when is mortgage secured only by debtor's residence, **35:131**
 - Short term nonpurchase money loans, applicability of 1994 Act § 1322(b)(2) to, **35:133**
 - When is mortgage secured only by debtor's residence, **35:128 to 35:132**
 - Timing of petition, **35:104**
 - Multiple or serial filings. Mortgages, treatment of, above
 - Nature of chapter 13
 - Business, debtors engaged in, above
 - Choice of chapter 7 or 13, **35:3**

INDEX

ADJUSTMENT OF DEBTS OF INDIVIDUALS, BANKRUPTCY CHAPTER 13—Cont'd

- Nature of chapter 13—Cont'd
 - Choice of chapter 11 or 13, above
 - Choice of chapter 12 or 13, **35:12**
 - Congressional objectives, **35:1**
- Nobleman* case, curing home mortgages/
mortgage secured only by debtor's
residence, **35:127**
- Oversecured creditor, agreements
entered into on or before Oct. 22,
1994, amount necessary to cure
default, **35:118**
- Partnerships, debtors engaged in busi-
ness, **35:14**
- Payments under plan
 - Generally, **35:86**
 - Payments outside plan, **35:88**
 - Priority claims, **35:87**
- Plan
 - Generally, **31:82**
 - Assumption, assignment or rejection
in, **35:50**
 - Confirmation of plan, above
 - Filing, **35:43**
 - Mandatory provisions, **35:44**
 - Modification of plan, above
 - Optional provisions, **35:45**
 - Payments under plan, above
 - Performance of plan and discharge,
31:85
- Priority claims, payments under plan,
35:87
- Property taxes, postpetition, automatic
stay, exception, **35:33**
- Qualification for, **31:79**
- Reaffirmation agreements, discharge,
35:101
- Rejection. Assumption, assignment or
rejection of contracts and leases,
above
- Release
 - Confirmation of plan, release of col-
lateral to lienholder, nonconsent-
ing claimants, **35:76**
 - Curing home mortgages/mortgage
secured only by debtor's resi-
dence, release of subsidiary
liens, **35:131**

ADJUSTMENT OF DEBTS OF INDIVIDUALS, BANKRUPTCY CHAPTER 13—Cont'd

- Reliance. Discharge, above
 - Reorganization under chapter 11.
Chapter 11, above
 - Residential mortgages. Mortgages, treat-
ment of, above
 - Revocation of confirmation, **35:89**
 - Serial filings. Mortgages, treatment of,
above
 - Short term nonpurchase money loans,
curing home mortgages/mortgage
secured only by debtor's residence,
35:133
 - Single asset real estate, operation of,
35:19
 - Stay. Automatic stay, above
 - Stripping down of mortgages. Mort-
gages, treatment of, above
 - Taxes, automatic stay, exception for
postpetition property taxes, **35:33**
 - Tenants' rights when debtor/lessor
rejects lease, **35:58**
 - Timbers* case, application of, **31:88**
 - Timing of petition, mortgages, treatment
of, **35:104**
 - Trustee
 - Generally, **31:81, 35:34**
 - Avoiding powers of trustee, **35:59,**
35:65
 - Choice of chapter 11 or 13, chapter 11
does not normally have trustee,
35:10
 - Undersecured mortgages, payment of
interest on, agreements entered into
on or before Oct. 22, 1994, amount
necessary to cure default, **35:119**
 - Unexpired lease, assumption of
 - Generally, **35:56**
 - Debtor must cure and provide ade-
quate assurance, **35:57**
 - Value of secured claims, confirmation of
plan, **35:71**
 - Waiving defaults, **35:47**
 - Workouts, prepetition, mortgages,
35:103
- ### ADVERSE CLAIM
- California practice, judicial foreclosure,
evidence, **74:69**

ADVERTISEMENT

- Michigan practice, foreclosure, **80:9 et seq.**
- New York practice, foreclosure, **82:3**

AFFIRMATIVE DEFENSES

- California practice, one action rule, **74:23**
- Eviction Process** (this index)
- Michigan practice** (this index)
- Possession** (this index)

AFTER-ACQUIRED PROPERTY

- Priorities Among Lien Claimants** (this index)

AGENCY

- Construction law and practice, brokers, dealing with, **70:188**
- Liability of lender for controlling debtor and for other acts, **8:6**

AGRICULTURAL LIENS

- Priority exceptions, **54:47**

AIDING AND ABETTING

- Borrower's violation of securities laws, aiding and abetting, liability of lender, **8:53**
- Class actions in federal courts, **72:32**

ALLOCATION OF LIABILITY

- Environmental Issues** (this index)

ALLOWANCE

- Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, allowance accounts, **10:19**
- New York practice, judicial foreclosure, **82:58, 82:61**

ALTERATION

- Change Or Modification** (this index)

ALTER EGO THEORY

- Liability of lender for controlling debtor and for other acts, **8:5**

ALTERNATIVE DISPUTE

RESOLUTION

- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:31**

AMENDMENTS

- Brownfields, environmental issues
- Liability reforms, **62:19**

ANCILLARY ACTS AND MATTERS

- Bankruptcy** (this index)

ANCILLARY DOCUMENTS

- Construction Law and practice** (this index)

ANNUAL BALANCE SHEET

- Bankruptcy, model lease clause, **42:13**

ANSWER

- Counterclaim** (this index)
- New York practice, judicial foreclosure, **82:51**
- Ohio practice, foreclosure, **84:34**
- Unlawful detainer complaint, answer to, **57:49**

ANTECEDENT DEBT

- Bankruptcy, title insurance, avoidance of preferential conveyances granted to secure antecedent debt, **48:40**

ANTI-ABUSE RULE

- Tax consequences of workouts, **56:103**

ANTICIPATION

- Tax consequences of workouts, **56:134**

ANTICIPATORY LEASE

- Bankruptcy** (this index)

ANTICIPATORY REPUDIATION

- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)

ANTI-INJUNCTION STATUTE

- Banking regulators and bankruptcy trustee, conflicts between, **44:6**
- Execution sales and foreclosures, jurisdictional basis, Federal Anti-Injunction Act precluding stay of pending state foreclosure action, 28 USCA § 2283, **24:5**

APPEAL

- Bankruptcy** (this index)
- Clerk's order, nonjudicial foreclosure, North Carolina, **83:60**
- Foreclosure, massachusetts practice, **79:38**

INDEX

APPEAL—Cont'd

- Judicial foreclosure, judgment or decree, **18:39**
- Nevada, **81:43**

APPEARANCE

- New York practice, judicial foreclosure, **82:51**

APPLIANCES

- Fixtures, replacement domestic appliances, priority rules for chattel financing under UCC, **54:42**

APPLICABLE LAW

- Bankruptcy** (this index)
- Factors to be considered, **1:5**

APPOINTMENT OF RECEIVER

- Receivership** (this index)

APPRAISAL FRAUD AND CURRENT APPRAISAL PRACTICE

- Generally, **50:1**
- Building fraud case, **50:8**
- Confirmation Of Sale and Deficiency Judgments** (this index)
- Conflicts of interest, current appraisal practice, **50:9**
- Current appraisal practice
 - Conflicts of interest, **50:9**
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), governmental action, **50:3**
- FIRREA, governmental action, **50:3**
- Governmental action and FIRREA, **50:3**
- Liability of appraisers
 - Generally, **50:4**
 - Fraud vs negligence, **50:6**
 - Opinion, liability for, **50:5**
- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)
- Mechanics of deception, **50:7**
- Ohio practice, foreclosure by action, sale, **84:42**
- Opinion, liability for, **50:5**
- Overview, **50:1**
- Perspective on the problem, **50:2**
- Profession today. Current appraisal practice, above

APPRAISAL FRAUD AND CURRENT APPRAISAL PRACTICE—Cont'd

- Residential mortgage lending after FIRREA, regulation of, underwriting and processing, **65:22**

ARBITRATION

- Class actions, Federal Arbitration Act, **72:13**
- Performance bonds, actions on, **47:37**
- Workouts, enforceability of arbitration agreement, **3:15**

ARCHITECTURAL CONTRACTS

- Generally, **70:72**
- Compensation, **70:79**
- Dealing with architects
 - Generally, **70:73**
 - Control, **70:74**
 - Cost estimates, **70:76**
 - Standards, **70:77**
 - Time, **70:75**
- Definition of services, **70:78**
- Miscellaneous problems, **70:80**
- Project chronology, production, **70:14**

ARIZONA PRACTICE

- Acceleration, notice of, enforcement of mortgages, **73:18**
- Action on debt, pendency of, defenses, **73:70**
- Assignment
 - Deeds of trust, sample, **73:14**
 - Mortgages, equitable subrogation, obligation secured, relation of mortgage to, **73:7**
 - Pledge versus, receiverships and rents, issues, and profits, **73:83**
- Balloon payments, outlawing certain, defenses, **73:74**
- Bankruptcy, receiver's position after, **73:89**
- Beneficiary, notice of substitution of trustee, by beneficiary, **73:43**
- Bibliography, **73:111**
- Certificates, receivership certificates, **73:84**
- Changing location of trustee's sale, **73:59**
- Collection of deficiency
 - Generally, **73:99**

ARIZONA PRACTICE—Cont'd

- Collection of deficiency—Cont'd
 - Mortgage foreclosure, execution, **73:95**
 - Trustee's sale, deficiency resulting from, **73:100**
- Commencement of action. Enforcement of mortgages, below
- Compensation of receiver, **73:85**
- Complaint in foreclosure, enforcement of mortgages, **73:21**
- Condominiums, foreclosure of, **73:35**
- Consideration, failure of, defenses, **73:73**
- Continuance of trustee's sale, **73:60**
- Counterclaim, defenses, **73:72**
- Deeds of trust
 - Generally, **73:9**
 - Assignment, sample, **73:14**
 - Deficiency issues, below
 - Enforcement of deeds of trust, below
 - Formal requisites, **73:10**
 - Qualifications of trustee, **73:11**
 - Satisfaction of deed, failure to record, **73:12**
- Defenses
 - Generally, **73:61**
 - Fraudulent conveyance issues, **73:80**
 - Types of
 - Generally, **73:62**
 - Balloon payments, outlawing certain, **73:74**
 - Consideration, failure of, **73:73**
 - Estoppel and waiver, **73:71**
 - Failure to follow trustee's sale procedures, **73:63**
 - Fraud, duress, mistake, or illegality, **73:69**
 - Homestead, **73:78**
 - Lender liability, **73:79**
 - Payment, **73:76**
 - Pendency of separate action on debt, **73:70**
 - Preliminary injunction, **73:64**
 - Racketeering injunctions, **73:75**
 - Setoff and counterclaim, **73:72**
 - Statute of limitations, **73:65**
 - Timely tender of performance, **73:66**

ARIZONA PRACTICE—Cont'd

- Defenses—Cont'd
 - Types of—Cont'd
 - Unconscionable conduct or disproportionate harshness, **73:67**
 - Usury, **73:77**
- Deficiency issues
 - Collection of deficiency, above
 - Deed of trust foreclosure, deficiencies resulting from
 - Generally, **73:96**
 - Collection of deficiency resulting from trustee's sale, **73:100**
 - Limitations on deficiencies under deeds of trust, **73:98**
 - Preservation of deficiency resulting from trustee's sale, **73:97**
- Mortgage foreclosure
 - Collection of deficiency, **73:95**
 - Executions, collection of deficiency, **73:95**
 - Fair market value limitation on deficiency judgments, **73:94**
 - Liability of general partners, **73:93**
 - Limitations on deficiency judgments under mortgages, **73:92**
 - Preservation of deficiency, **73:90**
 - Waiver of statutory anti-deficiency protections, **73:91**
- Disclosure of information about trustee's sale or potential reinstatement prior to trustee's sale, **73:52**
- Disproportionate harshness, defenses, **73:67**
- Distribution of proceeds of sale, enforcement of deeds of trust, **73:56**
- Drug related forfeitures, enforcement of mortgages, **73:36**
- Duress, defenses, **73:69**
- Enforcement of deeds of trust
 - Generally, **73:37**
 - Conducting trustee's sale
 - Generally, **73:53**
 - Payment of bid at trustee's sale, **73:55**
 - Procedure for conducting sale, **73:54**
 - Deed of trustee, issuance of, **73:57**

INDEX

ARIZONA PRACTICE—Cont'd

- Enforcement of deeds of trust—Cont'd
 - Deficiency issues, above
 - Disclosure of information about trustee's sale or potential reinstatement prior to trustee's sale, **73:52**
 - Distribution of proceeds of sale, **73:56**
 - Exercising power of sale
 - Generally, **73:40**
 - Statement of breach, **73:42**
 - Trustee's sale guarantee, **73:41**
 - Judicial foreclosure, **73:39**
 - Notice of substitution of trustee
 - Beneficiary, notice by, **73:43**
 - Resigning trustee, notice by, **73:44**
 - Notice of trustee's sale
 - Generally, **73:45**
 - Environmental law concerns, **73:48**
 - Federal tax liens, special notes regarding, **73:49**
 - Mailing of notice, **73:47**
 - Personal property, sales of, **73:50**
 - Publication, posting, and recording of notice, **73:46**
 - Reinstatement prior to trustee's sale, **73:51**
 - Postponing or changing location of trustee's sale
 - Changing location of trustee's sale, **73:59**
 - Continuance of trustee's sale, **73:60**
 - Postponement, **73:58**
 - Subordination agreements, **73:38**
 - Substitution of trustee, notice of.
 - Notice of substitution of trustee, above in this group
- Enforcement of mortgages
 - Generally, **73:15**
 - Commencement of action
 - Complaint in foreclosure, **73:21**
 - Foreclosure title report, **73:17**
 - Lis pendens, **73:19**
 - Necessary and proper parties, **73:20**
 - Notice of acceleration, **73:18**
 - Condominiums, foreclosure of, **73:35**
 - Deficiency issues, above

ARIZONA PRACTICE—Cont'd

- Enforcement of mortgages—Cont'd
 - Drug related forfeitures, **73:36**
 - Entry and form of judgment of foreclosure
 - Default judgment, entry of, **73:22**
 - Form and content of foreclosure judgment, **73:24**
 - Junior claimant's right to acquire lien, **73:25**
 - Summary judgment, **73:23**
 - Executions
 - Collection of deficiency, **73:95**
 - Sale on special execution after entry of judgment, below in this group
 - FHA insured and VA guaranteed loans, enforcement of, **73:34**
 - Jurisdiction and venue, **73:16**
 - Redemption, below
 - Sale on special execution after entry of judgment
 - Bid price at sale, **73:29**
 - Determination of fair market value, **73:30**
 - Interest acquired by purchaser at sale, **73:31**
 - Preparation of documents, **73:31**
 - Sheriff's notice of sale, **73:27**
 - Time and place of sale, **73:28**
 - Writ of special execution, **73:26**
 - Sheriff's deed to purchaser or last redemptioner, **73:33**
- Entry and form of judgment of foreclosure. Enforcement of mortgages, above
 - Environmental law concerns, notice of trustee's sale, **73:48**
 - Equitable mortgage, **73:13**
 - Equitable subrogation. Mortgages, above
 - Equity of redemption, statutory redemption versus, redemption after foreclosure of mortgage, **73:101**
 - Estoppel, defenses, **73:71**
 - Executions. Enforcement of mortgages, above
 - Failure to follow trustee's sale procedures, defenses, **73:63**

ARIZONA PRACTICE—Cont'd

- Fair market value limitation on deficiency judgments, mortgage foreclosure, **73:94**
- Federal tax liens, special notes regarding, notice of trustee's sale, **73:49**
- FHA insured loans, enforcement of, **73:34**
- Foreclosure. Enforcement, above
- Formal requisites
 - Deeds of trust, **73:10**
 - Mortgages, **73:2**
- Form of judgment of foreclosure. Enforcement of mortgages, above
- Fraud, defenses, **73:69**
- Fraudulent conveyance issues, defenses, **73:80**
- Good Samaritan Doctrine, liability under, **73:68**
- Harshness, disproportionate, defenses, **73:67**
- Homestead, defenses, **73:78**
- Illegality, defenses, **73:69**
- Injunctions, racketeering injunctions, defenses, **73:75**
- Jurisdiction, enforcement of mortgages, **73:16**
- Lender liability, defenses, **73:79**
- Lis pendens, enforcement of mortgages, commencement of action, **73:19**
- Mailing of notice of trustee's sale, **73:47**
- Mistake, defenses, **73:69**
- Mortgagee in possession, receiverships and rents, issues, and profits, **73:88**
- Mortgages
 - Generally, **73:1**
 - Enforcement of mortgages, above
 - Equitable subrogation
 - Generally, **73:6**
 - Obligation secured, relation of mortgage to
 - Assignment and release of mortgage, **73:7**
 - Modification of mortgages, **73:8**
 - Foreclosure. Enforcement of mortgages, above
 - Formal requisites, **73:2**
 - Priority and necessity of recording, **73:3**
 - Purchase money mortgages, **73:4**

ARIZONA PRACTICE—Cont'd

- Mortgages—Cont'd
 - Recording, necessity of, **73:3**
- Necessary and proper parties, enforcement of mortgages, commencement of action, **73:20**
- Notice
 - Acceleration, enforcement of mortgages, commencement of action, **73:18**
 - Enforcement of mortgages, commencement of action, **73:18**
 - Substitution of trustee. Enforcement of deeds of trust, above
 - Trustee's sale. Enforcement of deeds of trust, above
- Parties, necessary and proper parties, enforcement of mortgages, commencement of action, **73:20**
- Partners, liability of general partners, deficiency issues, mortgage foreclosure, **73:93**
- Payment, defenses, **73:76**
- Pendency of separate action on debt, defenses, **73:70**
- Personal property, sales of, notice of trustee's sale, **73:50**
- Pledge v assignment, receiverships and rents, issues, and profits, **73:83**
- Postponing trustee's sale. Enforcement of deeds of trust, above
- Preliminary injunction, defense, **73:64**
- Priority and necessity of recording mortgages, **73:3**
- Proceeds of sale, distribution of, deeds of trust, **73:56**
- Publication, posting, and recording of notice of trustee's sale, **73:46**
- Purchase money mortgages, **73:4**
- Qualifications of trustee, deeds of trust, **73:11**
- Racketeering injunctions, defenses, **73:75**
- Receiverships and rents, issues, and profits
 - Advantages and disadvantages of receivership, **73:87**
 - Bankruptcy, receiver's position after, **73:89**
 - Certificates, **73:84**
 - Compensation of receiver, **73:85**

INDEX

ARIZONA PRACTICE—Cont'd

- Receiverships and rents, issues, and profits—Cont'd
 - Mortgagee in possession, **73:88**
 - Pledge v assignment, **73:83**
 - Powers of receiver, **73:86**
 - Power to appoint receiver, **73:81**
 - Receivership certificates, **73:84**
 - Redemption period, rents and profits during, redemption after foreclosure of mortgage, **73:108**
 - Test for having receiver appointed, **73:82**
- Recording mortgages, necessity of, **73:3**
- Redemption
 - Deed of trust, after foreclosure of, **73:110**
 - Mortgages
 - Amounts payable, **73:106**
 - Equitable right of redemption, **73:32**
 - Equity of redemption, statutory redemption versus, **73:101**
 - Federal government, redemption by, **73:104**
 - Parties entitle to redeem, **73:103**
 - Procedure for redemption by person other than mortgagor, **73:105**
 - Rents and profits during redemption period, **73:108**
 - Sheriff's deed, **73:33, 73:107**
 - Statutory redemption v equity of redemption, **73:101**
 - Statutory right of redemption, **73:32**
 - Time for redemption, **73:102**
 - Waste during redemption period, **73:109**
- Reinstatement prior to trustee's sale, **73:51**
- Rents and profits. Receiverships and rents, issues, and profits, above
- Replacement and subrogation, **78:4**
- Resigning trustee, notice of substitution of trustee, **73:44**
- Sale on special execution after entry of judgment. Enforcement of mortgages, above

ARIZONA PRACTICE—Cont'd

- Satisfaction of deed, failure to record, deeds of trust, **73:12**
 - Setoff, defenses, **73:72**
 - Sheriff's deed, redemption, mortgages, **73:33, 73:107**
 - Statute of limitations, defenses, **73:65**
 - Statutory anti-deficiency protections, waiver, **73:91**
 - Statutory redemption v equity of redemption, redemption after foreclosure of mortgage, **73:101**
 - Substitution of trustee, notice of. Enforcement of deeds of trust, above
 - Summary judgment, entry and form of judgment of foreclosure, **73:23**
 - Tender of performance, timely, defenses, **73:66**
 - Time
 - Redemption after foreclosure of mortgage, **73:102**
 - Tender of performance, timely, defenses, **73:66**
 - Title report, foreclosure of mortgages, commencement of action, **73:17**
 - Trustee's sale, collection of deficiency resulting from, **73:100**
 - Unconscionable conduct, defenses, **73:67**
 - Usury, defenses, **73:77**
 - VA guaranteed loans, enforcement of, **73:34**
 - Venue, enforcement of mortgages, **73:16**
 - Waiver
 - Defenses, **73:71**
 - Statutory anti-deficiency protections, **73:91**
 - Waste during redemption period, redemption after foreclosure of mortgage, **73:109**
- ARM (ADJUSTABLE RATE MORTGAGES)**
- Rate ceiling on, residential mortgage lending after FIRREA, **65:32**
- ASBESTOS**
- Asbestos in place coverage (AIP), **60:36**
 - Bankruptcy attempts to control asbestos litigation, **60:23**

ASBESTOS—Cont'd

Comprehensive legislation, **60:24**
 Mass tort litigation, **60:22, 60:23**

AS EXTRACTED COLLATERAL

Revised article 9 and real property, filing office, **21:36**

AS IS SALE

Construction law and practice, disposition, contracts for, project condition, **70:150**

ASSET CONSERVATION, LENDER LIABILITY, AND DEPOSIT INSURANCE PROTECTION ACT OF 1996

Hazardous Waste, Liability For (this index)

ASSET SECURITIZATION AND COMMERCIAL MORTGAGE-BACKED SECURITIES

Accounting considerations

Generally, **67:129**

FASB statement No. 140, securitization transfers after March 31, 2001

Isolation of assets, **67:136**

No effective control by transferor, **67:138**

Purpose of FASB statement No.140, **67:135**

Summary of FASB statement No.140, **67:139**

Transferee's right to pledge or exchange assets, **67:137**

Financial accounting standards board (FASB), below

Isolation of transferred assets, **67:132**

Restrictions on transferee/qualifying SPE

Generally, **67:133**

FASB statement No. 115, **67:134**

Advantages of securitization

Investors, **67:8**

Owners of assets, **67:7**

Asset test for qualification, REMIC (real estate mortgage investment company). Tax considerations, below

ASSET SECURITIZATION AND COMMERCIAL MORTGAGE-BACKED SECURITIES—Cont'd

Assignment of promissory notes and other payment obligations, revised Article 9 and securitization, **67:49**

Assumption or mortgage modifications, REMIC (real estate mortgage investment company), asset test for qualification, **67:105**

Attachment, revised Article 9 and securitization, **67:45**

Automatic perfection, revised Article 9 and securitization, **67:46**

Background for securitization of mortgages, **67:2**

Bankruptcy

Protection of asset securitization from bankruptcy of originator, **67:53**

Special purpose entity (SPE/SPV), below

Bonds. Pass-through, pay through and bonds, below

Business practices and problems, transfer of mortgage by lender, **27:8**

Capital consortium, **67:141**

Capital markets initiatives, **67:141**

Cash flow investments, REMIC (real estate mortgage investment company), asset test for qualification, **67:109**

Change

Nondefault changes in collateral or obligation. Workouts and permitted changes in mortgaged property, below

Special servicer, loan modifications and workouts, **67:63**

Collateralized bond obligations (CBO) and collateralized loan obligations (CLO), **67:25**

Collateral mortgage obligations (CMO), pool level, avoidance of tax at, **67:98**

Commercial mortgage-backed securities (CMBS), **67:3**

Conduit lending

Pooled transactions: commercial mortgage-backed securities (CMBS), **67:14**

INDEX

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Conduit lending—Cont'd
 - Special purpose entity (SPE/SPV), bankruptcy remoteness, **67:41**
- Confidentiality of loan information, **67:140**
- Control of cash. Reducing risk of default, below
- Corporate tax on income from foreclosure property, trustee and servicing, **67:66**
- Costs of securitization, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:56**
- Covenants
 - Borrower, covenants of, reducing risk of default, **67:80**
 - Separateness covenants, special purpose entity (SPE/SPV), bankruptcy remoteness, characteristics of special purpose entity (special purpose vehicle), **67:30**
- Credit enhancement
 - Reducing risk of default, below
 - REMIC (real estate mortgage investment company), asset test for qualification, **67:108**
- Credit lease-backed transactions, real estate interests other than home mortgages, **67:19**
- Default
 - Reducing risk of default, below
 - Workouts, defaults by borrower, **67:94**
- Defeasance
 - Nondefault changes in collateral or obligation, **67:93**
 - Qualified mortgages, REMIC (real estate mortgage investment company), asset test for qualification, **67:107**
- Defective obligation, qualified mortgages, REMIC (real estate mortgage investment company), asset test for qualification, **67:106**
- Definition changes, **67:44**
- Definition of securitization, **67:4**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Disadvantages of securitization, **67:9**
- Equity interests, real estate interests other than home mortgages, **67:20**
- Excess inclusion rules. Tax considerations, below
- Factoring, securitization compared to, **67:5**
- FASB. Financial accounting standards board (FASB), below
- FASIT (financial asset securitization investment trusts), tax considerations, **67:127**
- Financial accounting standards board (FASB)
 - Generally, **67:130**
 - FASB statement No. 115, restrictions on transferee/qualifying SPE, **67:134**
 - FASB statement No. 125 requirements, **67:131**
- Fraudulent transfers, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:36**
- Geographic diversity, reducing risk of default, **67:72**
- Guarantees, reducing risk of default, credit enhancement, **67:82**
- Hazardous waste, liability for, reducing risk of default, **67:90**
- Home mortgages, types of assets securitized, **67:11**
- Hyperamortization, reducing risk of default, **67:91**
- Institutional investors, excess inclusion rules, taxation of REMIC and interest holders, **67:123**
- Investors
 - Advantages of securitization, **67:8**
 - Institutional investors, tax considerations, REMIC (real estate mortgage investment company), excess inclusion rules, **67:123**
 - Qualification as REMIC, investors' interests. Tax considerations, below

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Investors—Cont'd
 - Subordination of investor's interests in promissory notes, revised Article 9 and securitization, **67:51**
- Letters of credit, reducing risk of default, credit enhancement, **67:83**
- Lock boxes, control of cash, reducing risk of default, **67:68**
- Mezzanine financing and preferred equity. Reducing risk of default, below
- Modification. Change, above
- One-tier and two-tier transactions, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:28**
- Opinion letters, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:54**
- Outside reserve funds, REMIC (real estate mortgage investment company), asset test for qualification, **67:111**
- Overcollateralization, reducing risk of default, **67:73**
- Overview of chapter, **67:1**
- Owners of assets, advantages of securitization, **67:7**
- Participating loans, revised Article 9 and securitization, **67:48**
- Participating mortgages, securitization compared to, **67:6**
- Pass-through, pay through and bonds
 - Generally, **67:21**
 - Pass-through transactions, **67:22**
 - Pay-through transactions, **67:23**
 - Pool level, avoidance of tax at, pass-through certificates, **67:97**
- Pending legislation to protect asset securitization from bankruptcy of originator, special purpose entity (SPE/SPV), **67:53**
- Periodic operating reports and statements, reducing risk of default, **67:89**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Pooled transactions: commercial mortgage-backed securities (CMBS)
 - Generally, **67:13**
 - Avoidance of tax at pool level. Tax considerations, below
 - Commercial mortgage-backed securities (CMBS) process
 - Detailed CMBS process and participants, **67:16**
 - General outline of CMBS, **67:15**
 - Portfolio loans and conduit lending, **67:14**
 - Tax avoidance at pool level. Tax considerations, below
- Portfolio loans, pooled transactions, **67:14**
- Preferential transfers, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:37**
- Prepayment of mortgage debt, reducing risk of default, **67:88**
- Property servicer, **67:62**
- Purpose of securitization, **67:4**
- Rating agencies, **67:26**
- Recharacterization and perfection by filing, revised Article 9 and securitization, **67:47**
- Recourse financing. Reducing risk of default, above
- Reducing risk of default
 - Borrower covenants, **67:80**
 - Control of cash
 - Generally, **67:67**
 - Cash trap, **67:69**
 - Eligible accounts and institutions, **67:70**
 - Sweep accounts and lock boxes, **67:68**
- Credit enhancement
 - Generally, **67:81**
 - Guarantees, **67:82**
 - Letters of credit, **67:83**
- Geographic diversity, **67:72**
- Hazardous waste, liability for, **67:90**
- Hyperamortization, **67:91**

INDEX

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Reducing risk of default—Cont'd
 - Mezzanine financing and preferred equity. Restriction on other debt or encumbrances, below in this group
 - Overcollateralization, **67:73**
 - Periodic operating reports and statements, **67:89**
 - Prepayment of mortgage debt, **67:88**
 - Recourse financing
 - Generally, **67:85**
 - Mortgagors, recourse against, **67:86**
 - Transferor/originator, recourse against, **67:87**
 - Representations and warranties, **67:74**
 - Restriction on other debt or encumbrances
 - Generally, **67:75**
 - A/B loan to property-owning entity, additional debt by, **67:79**
 - Mezzanine financing and preferred equity
 - Generally, **67:76**
 - Mezzanine financing, **67:78**
 - Preferred equity, **67:77**
 - Stress test: debt service coverage ratio (DSCR), loan to value (LTV), **67:71**
 - Subordination and tranches, **67:84**
- REMIC (real estate mortgage investment company)
 - Tax considerations, below
 - Types of payment processes, overview of, **67:24**
- Representations and warranties, reducing risk of default, **67:74**
- Restriction on other debt or encumbrances. Reducing risk of default, above
- Revised Article 9 and securitization, **67:42**
- Securities laws, **67:128**
- Security interests of promissory notes, revised Article 9 and securitization, **67:50**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Separateness and separateness covenants, special purpose entity (SPE/SPV), bankruptcy remoteness, characteristics of special purpose entity (special purpose vehicle), **67:30**
- Servicing. Trustee and servicing, below
- Single-borrower and property-specific transactions, real estate interests other than home mortgages, **67:18**
- SPE. Special purpose entity (SPE/SPV), below
- Special purpose entity (SPE/SPV)
 - Bankruptcy remoteness
 - Characteristics of special purpose entity (special purpose vehicle)
 - Generally, **67:29**
 - Restrictions on other debt or encumbrances, **67:32**
 - Restrictions on powers and operations of SPE, **67:31**
 - Separateness and separateness covenants, **67:30**
 - Voluntary bankruptcy petition, limiting filing of, **67:33**
 - Code transferors/originators subject to bankruptcy code, **67:34**
 - Conduit lending, **67:41**
 - Costs of securitization, **67:56**
 - Effectiveness of bankruptcy-remote provisions, **67:52**
 - Fraudulent transfers, **67:36**
 - One-tier and two-tier transactions, **67:28**
 - Opinion letters, **67:54**
 - Pending legislation to protect asset securitization from bankruptcy of originator, **67:53**
 - Preferential transfers, **67:37**
 - Reasons for special purpose entity (SPE/SPV), **67:27**
 - Types of legal entities as SPE, **67:55**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Special purpose entity (SPE/SPV)
 - Cont'd
 - Bankruptcy risks
 - Recharacterization as not a true sale
 - Consequences of recharacterization, **67:40**
 - LTV case, **67:39**
 - Recharacterization, **67:38**
 - Substantive consolidation, **67:35**
 - FASB statement No. 115, restrictions on transferee/qualifying SPE, **67:134**
 - Special servicer. Trustee and servicing, below
 - SPV. Special purpose entity (SPE/SPV), above
 - Stress test: debt service coverage ratio (DSCR), loan to value (LTV), **67:71**
 - Subordination and tranches, reducing risk of default, **67:84**
 - Subordination of investor's interests in promissory notes, revised Article 9 and securitization, **67:51**
 - Sub-servicers, **67:61**
 - Substitution of collateral, nondefault changes in collateral or obligation, **67:93**
 - Sweep accounts and lock boxes, control of cash, reducing risk of default, **67:68**
 - Tax considerations
 - FASIT (financial asset securitization investment trusts), **67:127**
 - Pool level, avoidance of tax at
 - Basis for tax at pool/issuer level, **67:96**
 - Miscellaneous structures, **67:99**
 - Pass-through certificates, **67:97**
 - Taxable mortgage pools (TMP) and REMICs, **67:100**
 - REMIC (real estate mortgage investment company)
 - Generally, **67:101**
 - Asset test for qualification
 - Generally, **67:103**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Tax considerations—Cont'd
 - REMIC (real estate mortgage investment company)—Cont'd
 - Asset test for qualification—Cont'd
 - Assumption or mortgage modifications, qualified mortgages, **67:105**
 - Cash flow investments, **67:109**
 - Credit enhancement, **67:108**
 - Defeasance provisions, qualified mortgages, **67:107**
 - Defective obligation, qualified mortgages, **67:106**
 - Outside reserve funds, **67:111**
 - Qualified mortgages, **67:104**
 - Qualified reserve funds, **67:110**
 - Excess inclusion rules, taxation of REMIC and interest holders
 - Generally, **67:121**
 - Disqualified organization, tax on transfer to, **67:124**
 - Institutional investors, certain, **67:123**
 - Noneconomic residuals, **67:125**
 - Special rule for thrift institutions, **67:122**
 - Formation of, **67:117**
 - Investors' interests, qualification as REMIC
 - Generally, **67:112**
 - Miscellaneous rights which are not interests, **67:115**
 - Regular interests, **67:113**
 - Residual interests, **67:114**
 - Qualification as
 - Generally, **67:102**
 - Arrangements test, **67:116**
 - Asset test for qualification, above in this subgroup
 - Investors' interests, above in this subgroup
 - Taxation of REMIC and interest holders
 - Excess inclusion rules, above in this subgroup

INDEX

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Tax considerations—Cont'd
 - REMIC (real estate mortgage investment company)—Cont'd
 - Taxation of REMIC and interest holders—Cont'd
 - Regular interest holders, tax treatment of, **67:119**
 - REMIC, tax treatment of, **67:118**
 - Residual interest holders, tax treatment of, **67:120**
 - Thrift institutions and REITS, REMIC interests held by, **67:126**
 - Thrift institutions
 - REMIC interests held by, tax considerations, **67:126**
 - Special rule for, excess inclusion rules, taxation of REMIC and interest holders, **67:122**
 - Tranches, reducing risk of default, **67:84**
 - Transfer of mortgage by lender, business practices and problems, **27:8**
 - Treatment of sale of notes under former Article 9, **67:43**
 - Trustee and servicing
 - Corporate tax on income from foreclosure property, **67:66**
 - Property servicer, **67:62**
 - Servicer/master servicer
 - Generally, **67:58**
 - Advancing funds, **67:59**
 - Collection and dissemination of collateral and borrower information, **67:60**
 - Special servicer
 - Comparison of workouts by servicers to workouts by traditional lenders
 - Early-stage workouts, **67:64**
 - Late-stage workouts, **67:65**
 - Loan modifications and workouts, **67:63**
 - Workouts, **67:94**
 - Sub-servicers, **67:61**
 - Trustee, **67:57**

**ASSET SECURITIZATION AND
COMMERCIAL
MORTGAGE-BACKED
SECURITIES—Cont'd**

- Types of assets securitized
 - Generally, **67:10**
 - Collateralized Debt Obligations (CDO) and Commercial Real Estate (CRE) “CRE CDOs,” **67:17**
 - Home mortgages, **67:11**
 - Pooled transactions: commercial mortgage-backed securities (CMBS), above
 - Real estate interests other than home mortgages
 - Generally, **67:12**
 - Credit lease-backed transactions, **67:19**
 - Equity interests and other types of assets, **67:20**
 - Pooled transactions: commercial mortgage backed securities, above
 - Single-borrower and property-specific transactions, **67:18**
 - Types of payment processes, overview of
 - Collateralized bond obligations (CBO) and collateralized loan obligations (CLO), **67:25**
 - Pass-through, pay through and bonds, above
 - REMIC, **67:24**
 - Warranties, reducing risk of default, **67:74**
 - Workouts and permitted changes in mortgaged property
 - Generally, **67:92**
 - Nondefault changes in collateral or obligation
 - Defeasance, **67:93**
 - Substitution of collateral, **67:93**
 - Workouts
 - Defaults by borrower, **67:94**
 - Failure of other than obligor of securitized assets, **67:95**
 - Special servicer, role of, **67:94**
- ASSET TEST**
- REMIC (real estate mortgage investment company). **Asset Securitiza-**

ASSET TEST—Cont'd

tion and Commercial Mortgage-Backed Securities (this index)

ASSIGNMENTS

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Arizona practice (this index)

Bankruptcy (this index)

Construction law and practice, disposition, contracts for, **70:166**

Default (this index)

Florida practice, foreclosure by action and sale, rents, **75:30**

Georgia practice, assignment of rents and profits clauses, **76:15**

Illinois practice, judicial foreclosure, land trusts, **77:13**

Installment Land Contracts (this index)

Mortgages (this index)

Nevada, **81:10**

Rents. See more specific lines under this index heading

Reorganization under chapter 11 of bankruptcy code, rents and use of cash collateral, filing petitions, early motions, and responses, **34:18**

Revised article 9 and real property, filing of financing statements, **21:41**

ASSUMPTION

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Bankruptcy (this index)

Mortgages (this index)

REMIC (real estate mortgage investment company), asset test for qualification, asset securitization and commercial mortgage-backed securities, **67:105**

Residential Mortgage Lending After FIRREA, Regulation Of (this index)

ASTM STANDARDS

Environmental Due Diligence (this index)

ATTACHMENT WRIT

California practice, one form of action, exceptions to application of rule, **74:30**

ATTORNEYS

Actions primarily against, **66:24**

Construction Law and practice (this index)

Local Counsel (this index)

Mortgages, claims of fraud and negligence, **51:35**

ATTORNEYS' FEES

California practice, nonjudicial foreclosure, **74:176**

Florida practice, foreclosure practice and procedure, **75:45**

Georgia practice (this index)

Housing and Urban Development (HUDFHA) mortgages (this index)

Judgment or decree, judicial foreclosure, **18:38**

Mechanic's lien, Iowa practice, **78:25**

Ohio practice, judgment entry/foreclosure decree, **84:40**

AUDIT

Environmental due diligence, legal compliance audit, **63:11**

Workouts (this index)

AUTOMATIC STAY

Bankruptcy (this index)

AVOIDING POWERS

Bankruptcy (this index)

BAD FAITH WASTE

California practice (this index)

BALLOON PAYMENTS

Arizona practice, outlawing certain balloon payments, defenses, **73:74**

Renewal loans with, residential mortgage lending after FIRREA, Truth-In-Lending Act, **65:13**

BANKING REGULATORS

Bankruptcy (this index)

BANKRUPTCY

Generally, **39:1 et seq.**

Abandoned property

Generally, **39:27**

Early termination clauses, anticipatory lease drafting strategies, **42:18**

INDEX

BANKRUPTCY—Cont'd

- Absolute priority rule. Foreclosure, below
- Abstention
 - Bankruptcy courts, generally, **31:14**
 - Turnover of property from court-appointed receiver to trustee in bankruptcy, **31:127**
- Abuse prevention. **Bankruptcy Abuse Prevention and Consumer Protection Act Of 2005** (this index)
- Adequate assurance of future performance
 - Adjustment of debts of individuals, bankruptcy chapter 13, assumption of unexpired lease, **35:57**
 - Anticipatory lease drafting strategies, **42:29**
- Adequate payments in bankruptcy, California practice, one form of action, exceptions to application of rule, **74:31**
- Adequate protection
 - Anticipatory lease drafting strategies, tenant and assignee assurances and precautions, **42:28**
 - Default, perfection of interest in rents, use of perfected rents
 - Oversecured mortgagee, **13:68**
 - Prior to confirmation, **13:64**
 - Undersecured mortgagee, **13:69**
 - Reorganization Under Chapter 11 of Bankruptcy Code** (this index)
 - Reorganization under chapter 12, operating farm business under chapter 12, **41:42**
 - Tenant and assignee assurances and precautions, requiring, **42:28**
- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- After-acquired property, **39:21**
- Ancillary and cross-border cases
 - Generally, **45:1 et seq.**
 - Automatic stay of section 362, **45:10**
 - Chapter 15, generally, **45:3**
 - Comity under chapter 15, **45:13**
 - Duty to cooperate and reconcile relief, **45:14**
 - Foreign main proceedings, **45:4**

BANKRUPTCY—Cont'd

- Ancillary and cross-border cases
 - Cont'd
 - Foreign nonmain proceedings, **45:5**
 - Gap period, Chapter 15 applied, **45:6, 45:7**
 - Nonautomatic relief: main and nonmain proceedings, **45:8**
 - Operation of business, use and sale of debtor's U.S. assets, **45:11**
 - Protection of creditors' interests, **45:12**
- Ancillary proceedings, presence of, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:130**
- Annual balance sheet, model lease clause, **42:13**
- Anticipatory lease drafting strategies
 - Generally, **42:1**
- Assignment
 - Assurances and precautions. Tenant and assignee assurances and protections, below
 - Clauses impeding. Assumption and assignment, clauses impeding, below in this group
 - Unexpired leases, **42:8**
- Assumption
 - Clauses impeding. Assumption and assignment, clauses impeding, below in this group
 - Unexpired leases, **42:7**
- Assumption and assignment, clauses impeding
 - Generally, **42:24**
- Assignment clauses
 - Generally, **42:26**
 - Model lease clause, assignment and right of first refusal, **42:27**
 - Use clauses, **42:25**
- Continuous operation clauses. Early termination clauses, below in this group
- Early termination clauses
 - Generally, **42:11**
 - Abandonment, **42:18**
 - Continuous operation clauses
 - Generally, **42:16**

BANKRUPTCY—Cont'd

- Anticipatory lease drafting strategies—Cont'd
 - Early termination clauses—Cont'd
 - Continuous operation clauses—Cont'd
 - Model lease clause, **42:17**
 - Insolvency and net worth clauses
 - Generally, **42:12**
 - Annual balance sheet, model lease clause, **42:13**
 - Events of default, model lease clause, **42:14**
 - Limited cure periods and termination-on-multiple-breach clauses, **42:19**
 - Waiver of relief, model lease clause, **42:15**
 - Net worth clauses. Early termination clauses, above in this group
 - Overview of bankruptcy law
 - Automatic stay, **42:2**
 - Expired and terminated leases, **42:3**
 - Injunctive powers, **42:4**
 - Protective clauses, **42:10**
 - Security deposits
 - Generally, **42:21**
 - Model lease clause, **42:22**
 - Security for future performance
 - Generally, **42:20**
 - Letters of credit, **42:23**
 - Security deposits, above in this group
 - Tenant and assignee assurances and precautions, requiring
 - Adequate assurance of future performance, **42:29**
 - Adequate protection, **42:28**
 - Unexpired leases
 - Assignment, **42:8**
 - Assumption, **42:7**
 - Election to assume or reject, **42:5**
 - Rejection, **42:6**
 - Shopping centers, **42:9**
 - Anti-injunction statute: 12 USCA § 1821(j), conflicts between banking regulators and bankruptcy trustee, **44:6**
 - Appeals
 - Bankruptcy courts, **31:13**

BANKRUPTCY—Cont'd

- Appeals—Cont'd
 - Credit and working capital for debtor, **31:103**
- Applicable law
 - Coverage of bankruptcy in this book, **31:6**
 - Statutes, **31:5**
- Asbestos litigation, **60:23**
- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Assignments
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Anticipatory lease drafting strategies, above
 - Hotel revenues, assignment of rents as including. Default, below
- Assumption
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Anticipatory lease drafting strategies, above
 - Leases and executory contracts, below
- Automatic stay
 - Generally, **31:27**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Anticipatory lease drafting strategies, **42:2**
 - Bad faith repeat filings, discouragement of, **31:36**
 - Burden of proof on lifting stay, **31:41**
 - Curbing abusive filings, **31:39**
 - Damages for violation of automatic stay, **31:44**
 - Debt repayment plan and presumption of good faith, **31:43**
 - Domestic support proceedings, **31:29**
 - Endangerment of property or illegal use of controlled substances on property, **31:33**
 - Eviction of residential debtor, **31:32**
 - Exceptions, **31:28**
 - Foreclosure, below

INDEX

BANKRUPTCY—Cont'd

- Automatic stay—Cont'd
 - Freezing debtor's bank account while seeking relief from stay, **31:47**
 - Guarantors, liability of, **49:13**
 - Lifting of stay, generally, **31:37**
 - Lifting of stay, prompt resolution of motions for, **31:40**
 - Personal property, **31:42**
 - Property tax liens, **31:30**
 - Relief from
 - Foreclosure, incomplete, **36:36**
 - Single asset real estate cases, **38:10**
 - Single asset real estate, **31:38**
 - Termination of automatic stay, time of, **31:35**
 - Turnover of property from court-appointed receiver to trustee in bankruptcy, **31:110**
 - Unavoidable transfer under Bankruptcy Code sections 544 or 549, **31:34**
 - Violation of
 - Damages for, **31:66**
 - Preemption of remedies other than under bankruptcy code, **31:45**
 - Void or voidable, actions in violation of stay as, **31:46**
 - Waiver of right to automatic stay by mortgagor, **4:18**
- Avoiding powers of debtor. **Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Avoiding powers of FDIC, conflicts between banking regulators and bankruptcy trustee, **44:8**
- Avoiding powers of trustee
 - Generally, **39:28**
 - Actual unsecured creditor status, **39:34**
 - Adjustment of debts of individuals, bankruptcy chapter 13, **35:59**
 - Bona fide purchaser of real estate, trustee as (hypothetical), **39:32, 39:33**
 - Constructively fraudulent transfers, **39:86 to 39:90**
 - Equitable interests and constructive trusts, **39:35 to 39:39**
 - Fraudulent intent, **39:83 to 39:85**

BANKRUPTCY—Cont'd

- Avoiding powers of trustee—Cont'd
 - Fraudulent transfers, **39:79 to 39:82**
 - Hypothetical unsecured creditor, **39:29 to 39:31**
 - Liability of lender for controlling debtor and for other acts, improvement by seller of position prior to bankruptcy of borrower-debtor, **8:56**
 - Limitations, **39:47**
 - Postpetition transfers, **39:93 to 39:95**
 - Preference, avoidance as, **39:53 to 39:78**
 - Statutory liens, **39:40 to 39:44**
 - Warehouse liens, limitations, **39:46**
- Bad faith. Good faith, below
- Banking regulators. Conflicts between banking regulators and bankruptcy trustee, below
- Bankruptcy Abuse Prevention and Consumer Protection Act of 2005** (this index)
- Bankruptcy Code Section 525, **31:134**
- Bankruptcy courts
 - Generally, **31:7**
 - Abstention, **31:14**
 - Jurisdiction of bankruptcy and district courts, below
 - Jury trials, right to conduct, **31:19**
 - Rooker-Feldman Doctrine, **31:15 to 31:18**
 - Stern v. Marshall, **31:11**
- Bankruptcy Reform Act of 1994, **31:4**
- Burden of proof. Equitable subordination, below
- California practice** (this index)
- Cash collateral, use, sale, or lease of property of estate, **31:90**
- Chapter 7 liquidations
 - Generally, **32:1 et seq.**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Appointment of trustee, **32:36**
 - Chapter 7 to Chapter 11 conversion, Bankruptcy Code § 706(b), **32:33**
 - Chapter 7 to Chapter 12 or 13 conversion, **32:34**

BANKRUPTCY—Cont'd

- Chapter 7 liquidations—Cont'd
 - Chapter 12 to Chapter 7 conversion, **32:30**
 - Chapter 13 to Chapter 7 conversion, **32:31**
 - Choice of Chapter 7, 11, 12, or 13, **32:4**
 - Conversion of cases from another chapter to Chapter 7 or dismissal, **32:11 to 32:34**
 - Discretionary conversion to Chapter 7 or dismissal, **32:14 to 32:29**
 - Duties of chapter 7 trustee, **32:37 to 32:50**
 - Eligibility for Chapter 7, **32:3**
 - Involuntary Chapter 7 cases, **32:10**
 - Mortgages, treatment of
 - Generally, **31:57**
 - Classification into secured and secured claims, **31:58**
 - Operation of debtor's business, **31:59**
 - Sale of collateral by trustee, **31:60**
 - Stripping down and voiding liens in chapter 7
 - Generally, **31:61**
 - Dewsnup v Timm*, **31:62**
 - Totally unsecured liens, stripping down and stripping off, **31:63**
 - Partnership, below
 - Property of debtor subject to bankruptcy
 - Generally, **31:55**
 - Partnership trustee's rights against general partner, **31:56**
 - Purpose of chapter 7, **31:54**
 - Strip down of liens, **32:105**
 - Trustees
 - Generally, **31:48**
 - Compensation, **32:54**
 - Duties, generally, **32:37 to 32:50**
 - General partners, proceedings against, **32:113**
 - Liability, **32:52**
 - Standard of care, **32:52**
 - Chapter 11 reorganizations. **Reorganization Under Chapter 11 of Bankruptcy Code** (this index)

BANKRUPTCY—Cont'd

- Chapter 12 reorganizations. **Reorganization Under Chapter 12 of Bankruptcy Code** (this index)
- Chapter 13. **Adjustment Of Debts Of Individuals, Bankruptcy Chapter 13** (this index)
- Classification of claims and voting.
 - Foreclosure, below
- Collusive bidding, use, sale, or lease of property of estate, **31:95**
- Community property, **39:12**
- Confirmation
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Foreclosure, below
 - Jurisdiction related to jurisdiction after confirmation, **31:9**
 - Reorganization Under Chapter 11 of Bankruptcy Code** (this index)
- Conflicts between banking regulators and bankruptcy trustee
 - Anti-injunction statute, **44:6**
 - Background, **44:1**
 - Dischargeability of banking regulators' claims against individual debtors
 - 11 USCA § 523(a)(11) and (12), **44:26**
 - Reliance in action under 11 USCA § 523(a)(2), must FDIC and RTC prove, **44:27**
 - Plan of chapter, **44:2**
- Procedural matters, FDIC/RTC and debtor assert claims against one another, **44:3**
- Savings association holding company petitions for bankruptcy relief
 - Generally, **44:18**
 - Capital maintenance agreements as contractual obligations, **44:25**
 - Cross guarantees of commonly controlled institutions, **44:22**
 - Dividends, payment of, **44:21**
 - Holding company bankruptcies, enjoining government agencies, **44:23**
 - OTS regulatory authority, **44:19**
 - Permissible activities, **44:20**

INDEX

BANKRUPTCY—Cont'd

- Conflicts between banking regulators and bankruptcy trustee—Cont'd
 - Savings association holding company petitions for bankruptcy relief—Cont'd
 - Statutory answers: 11 USCA § 365(o) and 507(a)(8), **44:24**
 - Special powers of bankruptcy trustee, conflict with
 - Avoidable transfers
 - 11 USCA § 544(a), **44:11**
 - 11 USCA § 547, **44:12 to 44:14**
 - Generally, **44:10**
 - Post-FIRREA cases, 11 USCA § 547, **44:14**
 - Pre-FIRREA cases, 11 USCA § 547, **44:13**
 - Conclusions, **44:17**
 - Equitable subordination cases, **44:9**
 - Fraudulent transfers, 11 USCA § 548, **44:15**
 - Good faith transferees, bankruptcy code protections for, **44:16**
 - Special powers of conservator/receiver and regulators
 - Anti-injunction statute: 12 USCA § 1821(j), **44:6**
 - Avoiding powers of FDIC, **44:8**
 - FDIC claims procedure, **44:7**
 - General powers of bankruptcy trustee in conflict with special statutes, **44:5**
 - Special rights of federal banking regulators to collect assets of failed institution, **44:4**
- Construction
 - Construction claims, below
 - Law and practice, generally, **69:8**
- Construction claims
 - Generally, **71:1 et seq.**
 - General contractor bankruptcy, below
 - Mechanic's and materialmen's liens
 - Owner bankruptcy, below
 - Subcontractors, **71:2**
 - Owner bankruptcy, below
 - Subcontractors
 - Generally, **71:1 to 71:4**
 - Bonds, **71:4**

BANKRUPTCY—Cont'd

- Construction claims—Cont'd
 - Subcontractors—Cont'd
 - General contractor bankruptcy, protection of subcontractors, **71:20 to 71:28**
 - Mechanic's and materialmen's liens, **71:2**
 - Trust fund statutes, **71:3**
- Constructive knowledge of debtor.
 - Avoiding powers of trustee, above
- Consumer bankruptcy cases involving fixtures, **54:57**
- Continuous operation clauses. Anticipatory lease drafting strategies, above
- Conversion or dismissal
 - Generally, **32:11 to 32:34, 32:59 to 32:63**
- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Dismissal for case, **32:61**
- Needs-based screening under 707(b), **32:62**
- Refiling after dismissal, **32:63**
- Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:50**
- Voluntary dismissal, **32:60**
- Co-ops, interests in, special types of farm property, **41:7**
- Co-owned property, sale of property of estate, **31:94**
- Corporate familiarities, failure to comply with, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:114**
- Courts. Bankruptcy courts, above
- Credit and working capital for debtor
 - Generally, **31:98**
 - Appeal, reversal or modification on, **31:103**
 - Ordinary course of business
 - Unsecured debt in, **31:99**
 - Unsecured debt other than in, **31:100**
 - Special priorities, **31:101**
 - Superpriority, **31:102**
- Crops. Farms and ranches, below

BANKRUPTCY—Cont'd

- Cross-border cases
 - Ancillary and cross-border cases, above
- Default
 - Generally, **13:50**
 - Application of law in different jurisdictions, **13:96**
 - Events of default, model lease clause, early termination clauses, **42:14**
 - Federal agencies as lenders, **13:97**
 - Federal authorities as receivers. **Receivership** (this index)
 - Hotel revenues, assignment of rents as including
 - Bankruptcy Reform Act of 1994, cases on or after October 22, 1994, **13:81**
 - Cases filed before October 22, 1994, **13:80**
 - Mortgagor/landlord's bankruptcy, mortgagee affected by
 - Generally, **13:51**
 - Cash collateral, **13:51**
 - Hotel revenues, assignment of rents as including, above in this group
 - Perfection of interest in rents, below in this group
 - Prepetition action to remove rents as property of estate, below in this subgroup
 - Right to rents, **13:51**
 - Valuation of rents for confirmation, below in this subgroup
 - Mortgagor's bankruptcy
 - Generally, **13:85**
 - Landlord-tenant relationship affected by
 - Generally, **13:86**
 - Assumption or rejection of lease, **13:87**
 - Option to purchase, **13:89**
 - Security deposits, **13:88**
 - Mortgagee-tenant relationship affected by, **13:90**
 - Perfection of interest in rents
 - Generally, **13:52**
 - Cases filed before October 22, 1994
 - Generally, **13:53**

BANKRUPTCY—Cont'd

- Default—Cont'd
 - Perfection of interest in rents—Cont'd
 - Cases filed before October 22, 1994—Cont'd
 - General rule against perfection, **13:54**
 - Postpetition perfection, **13:58, 13:59**
 - Prepetition action required, **13:56, 13:57**
 - Recorded assignment as sufficient, **13:55**
 - Sec. 546(b) as irrelevant to perfection of assignment, **13:60**
 - State statutes on perfection, **13:61**
 - Cases filed on or after October 22, 1994, **13:62**
 - Use of perfected rents
 - Generally, **13:63**
 - Adequate protection, above
 - Cash collateral, **13:65**
 - Deduction of operating expenses, **13:66**
 - Separate collateral, rents as, **13:67**
 - Use of perfected rents, below in this subgroup
 - Prepetition action to remove rents as property of estate
 - Generally, **13:82**
 - Absolute assignments of rents to remove property from estate, **13:83**
 - Prepetition enforcement to remove rents from estate, **13:84**
- Tenant's bankruptcy
 - Generally, **13:91**
 - Automatic stay of tenant affecting mortgagee, **13:95**
 - Consequences of assumption and rejection, **13:94**
 - Rent between petition and assumption/rejection, **13:93**
 - Time limitation to assume lease, **13:92**
 - Valuation of rents for confirmation
 - Absolute priority rule and new value, **13:79**

INDEX

BANKRUPTCY—Cont'd

- Default—Cont'd
 - Valuation of rents for confirmation—Cont'd
 - Approaches to use of rents for confirmation valuation of undersecured claim
 - Generally, **13:71**
 - Add rents to value of security but deduct rents from balloon payment, **13:77**
 - Allocate postpetition rents to reduce principal and to payments under plan, **13:76**
 - Conclusion on confirmation valuation of rents, **13:78**
 - Subtract hypothetical disposition cost from secured claim, **13:75**
 - Subtract rents from value at time of petition, **13:74**
 - Subtract rents paid from valuation at time of confirmation, **13:73**
 - Wash to confirmation valuation, rents as, **13:72**
 - Relationship of rents to value of mortgagee's secured and unsecured claim, **13:70**
- Deficiency claim, classifying, foreclosure, fair and equitable treatment, **36:65**
- Definitions
 - Family farmer, **41:37**
 - Family fisherman, **41:38**
 - Farmers, **41:3**
 - Fiduciary, **43:11**
 - Reorganization under chapter 12 of bankruptcy code
 - Family farmer, **41:37**
 - Family fisherman, **41:38**
 - Single asset real estate cases, below *Dewsnup v Timm*, stripping down and voiding liens in chapter 7, **31:62**
- Discharge
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Availability of discharge, **31:132**
 - Banking regulators' claims against individual debtors. Conflicts

BANKRUPTCY—Cont'd

- Discharge—Cont'd
 - between banking regulators and bankruptcy trustee, above
 - Debts, generally, **32:64 to 32:103**
 - Denial of discharge, **32:70 to 32:81, 52:26**
 - D'Oench, Duhme* doctrine, reliance by FDIC or RTC on debtor's misrepresentation to prevent discharge in bankruptcy under 11 USCA § 523(a), **53:13**
 - Effect of, **31:133**
 - Environmental issues, **32:69**
 - Reorganization under chapter 11 of bankruptcy code, **34:63**
 - Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:49**
 - Revocation of discharge, **32:80, 52:26**
 - Setoffs, below
 - Turnover, **31:138**
- Discrimination, **31:135**
- Dismissal. Conversion or dismissal, above
- Distribution of surplus recovery, **32:115**
- Durrett* case. Avoiding powers of trustee, above
- Early termination clauses. Anticipatory lease drafting strategies, above
- Election to assume or reject unexpired leases, anticipatory lease drafting strategies, **42:5**
- Environmental issues
 - Discharge of environmental claims, **32:69**
 - Foreclosure, prefilings workout considerations, **36:29**
- Equitable subordination
 - Burden of proof. Standards for, below in this group
 - Conflicts between banking regulators and special powers of bankruptcy trustee, **44:9**
 - Core proceeding, equitable subordination as, **43:21**
 - Factual situations justifying, **43:2**
 - Fiduciaries, subordination not limited to claims of
 - Controlling creditors treated like fiduciaries, **43:18**

BANKRUPTCY—Cont'd

- Equitable subordination—Cont'd
 - Fiduciaries, subordination not limited to claims of—Cont'd
 - Noninsiders and nonfiduciaries, subordination of, **43:17**
 - Fiduciary standard, holding creditors to
 - Creditors not ordinarily fiduciaries, **43:12**
 - Definition of fiduciary, **43:11**
 - Difficulty of proving that creditor controlled debtor
 - Generally, **43:14**
 - Cases of creditor subordination, **43:15**
 - Cases where creditor was not subordinated, **43:16**
 - Exception where creditor controls debtor, **43:13**
 - Legal basis for, **43:1**
 - Misrepresentation to other creditors, **43:19**
 - Recharacterization contrasted with equitable subordination, **43:22**
 - Standards for
 - Generally, **43:3**
 - Burden of proof
 - Generally, **43:7**
 - Missionary Baptist* district court decision, **43:8**
 - Reversal and remand by court of appeals, **43:9**
 - Disallowed, claim as subordinate but not, **43:6**
 - Inequitable conduct, equitable subordination without, **43:10**
 - Relationship to claimant's claim, **43:4**
 - Remedial rather than penal remedy, **43:5**
 - Subordination agreements and, **43:20**
 - Equitable treatment. Foreclosure, below
 - Equity of debtor in property, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:109**
 - Escrow, **39:15**
 - Estate
 - Adjustment of debts of individuals, bankruptcy chapter 13, **35:37**

BANKRUPTCY—Cont'd

- Estate—Cont'd
 - Farms and ranches, property of estate, **41:6**
 - Use, sale, or lease of property of estate, below
 - Estate and property of estate, generally, **39:2**
 - Estoppel. Waiver and estoppel, below
 - Examiner, trustees and United States trustee, **31:26**
 - Executory contracts. Leases and executory contracts, below
 - Exemptions
 - Generally, **32:55 to 32:58, 39:5**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Secured creditors, prebankruptcy planning for
 - Exempt collateral, **3:35**
 - Tax consequences to borrowers, investors, and lenders, exempt assets excluded, **55:10**
 - Expenses
 - Adjustment of debts of individuals, bankruptcy chapter 13, choice of chapter 11 or 13, expense under chapters 11 and 13, **35:5**
 - Default, perfection of interest in rents, use of perfected rents, deduction of operating expenses, **13:66**
 - Leases and executory contracts, effect of assumption or rejection by trustee, debtor as lessee
 - Full lease amount or necessary expenses to preserve estate, period of lease prior to rejection or assumption, liability for, **40:33**
 - Proration of expenses, **40:38**
 - Expired leases, anticipatory lease drafting strategies, **42:3**
 - Fair and equitable treatment. Foreclosure, below
 - Farms and ranches
 - Chapter 11, operating farm business under. **Reorganization Under Chapter 11 of Bankruptcy Code** (this index)

INDEX

BANKRUPTCY—Cont'd

- Farms and ranches—Cont'd
 - Chapter 12 reorganizations. **Reorganization Under Chapter 12 of Bankruptcy Act** (this index)
 - Crops. Property issues, below in this group
 - Definition of farmers under bankruptcy code, **41:3**
 - “Farmers” under bankruptcy code
 - Definition, **41:3**
 - Importance of farmer status, **41:4**
 - Involuntary farmer liquidations, **41:5**
 - Government programs, property issues
 - Postpetition property, **41:13**
 - Special types of farm property, **41:9**
 - Problems, **41:2**
 - Property issues
 - Crops
 - Postpetition property, **41:11**
 - Special types of farm property, **41:8**
 - Estate, property of, **41:6**
 - Government programs, above in this group
 - Postpetition property
 - Generally, **41:10**
 - Crops, **41:11**
 - Government programs, **41:13**
 - Milk and livestock, **41:12**
 - Rents, postpetition, **41:14**
 - Special types of farm property
 - Co-ops, interests in, **41:7**
 - Crops and rights to crops, **41:8**
 - Government program benefits, **41:9**
 - Relationship to other bankruptcies, **41:1**
 - Reorganization
 - Generally, **41:26**
 - Barriers to confirmation
 - Generally, **41:32**
 - Cramdown limitations, **41:34**
 - Feasibility, **41:33**
 - Chapter 11, operating farm business under. **Reorganization Under Chapter 11 of Bank-**

BANKRUPTCY—Cont'd

- Farms and ranches—Cont'd
 - Reorganization—Cont'd
 - ruptcy Code** (this index)
 - Chapter 12 reorganizations. **Reorganization Under Chapter 12 of Bankruptcy Act** (this index)
 - Plan objectives
 - Confirmation over creditor’s objections, **41:27**
 - Extension of debt, **41:29**
 - Property transfers as debt payment, **41:30**
 - Sales of assets, **41:31**
 - Scaling down of debt, **41:28**
 - Stripping down and voiding liens
 - Generally, **41:53**
 - Chapter 12 reorganization, **41:55**
 - Chapters 7, 11, and 13, **41:54**
- FDIC
 - Avoiding powers of, conflicts between banking regulators and bankruptcy trustee, **44:8**
 - Claims procedure, conflicts between banking regulators and bankruptcy trustee, special powers of conservator/receiver and regulators, **44:7**
 - Federal agencies, discrimination by, Code § 525(a), **31:135**
 - Federal agencies as lenders, default, **13:97**
 - Federal Deposit Insurance Corporation. FDIC, below
 - Fiduciaries. Equitable subordination, above
 - Fixtures** (this index)
 - Florida practice, foreclosure sale procedures, **75:53**
- Foreclosure
 - Generally, **36:1**
 - Absolute priority rule, fair and equitable treatment
 - Confirmation regarding unsecured claims and owners
 - Generally, **36:63**
 - New value exception to, **36:64**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)

BANKRUPTCY—Cont'd

- Foreclosure—Cont'd
 - Automatic stay and incomplete foreclosure
 - Adequate protection, **36:35**
 - Bad faith, relief from stay for cause, **36:36**
 - Junior liens and protection, **36:38**
 - Lack of equity and collateral not necessary, **36:37**
 - Relief from stay for cause, **36:36**
 - Single asset, **36:40**
 - Third party protection, **36:39**
 - Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, **36:2**
 - Bankruptcy Reform Act of 1994, **36:2**
 - Bars to foreclosure, bankruptcy of borrower, **17:27**
 - Classification of claims and voting
 - Generally, **36:52**
 - Collateral, classifying claims and creditors with, **36:53**
 - Unsecured claims, classifying, **36:54**
 - Completion of case and issues in plan
 - Generally, **36:50**
 - Basic standards, **36:51**
 - Classification of claims and voting, above in this group
 - Fair and equitable treatment, below in this group
 - Conclusion, **36:66**
 - Confirmation regarding unsecured claims and owners
 - Absolute priority rule, above in this group
 - Fair and equitable treatment, below in this group
 - Equitable treatment. Fair and equitable treatment, below in this group
 - Fair and equitable treatment
 - Generally, **36:55**
 - Confirmation regarding secured claims
 - Generally, **36:56**
 - Indubitable equivalent, **36:60**
 - Nonimpairment, **36:57**
 - Present value standard, **36:58**

BANKRUPTCY—Cont'd

- Foreclosure—Cont'd
 - Fair and equitable treatment—Cont'd
 - Confirmation regarding secured claims—Cont'd
 - Sale and proceeds, **36:59**
 - Confirmation regarding unsecured claims and owners
 - Absolute priority rule, above in this group
 - Dissenting creditors, **36:61**
 - Property equal in present value, **36:62**
 - Deficiency claim, classifying, **36:65**
 - Florida practice, foreclosure sale procedures, **75:53**
 - Immediate issues in bankruptcy reorganization
 - Automatic stay and incomplete foreclosure, above in this group
 - Postpetition cash receipts, below in this group
 - Nonjudicial foreclosure, preliminaries to sale, **19:10**
 - Owner-occupied residences.
 - Modification of Mortgages on Owner-Occupied Residences** (this Index)
 - Postpetition cash receipts
 - Cash collateral, **36:41**
 - Cash collateral orders, **36:42 to 36:49**
 - Cash payments, cash collateral orders, **36:46**
 - Cross-collateralization, cash collateral orders, **36:44**
 - Equity cushion, cash collateral orders, **36:47**
 - Insurance, cash collateral orders, **36:49**
 - Personal guarantee of nondebtor, cash collateral orders, **36:48**
 - Replacement liens, cash collateral orders, **36:43**
 - Waiver and validation of transfers, cash collateral orders, **36:45**
 - Prefiling workout considerations
 - Generally, **36:3**

INDEX

BANKRUPTCY—Cont'd

- Foreclosure—Cont'd
 - Prefiling workout considerations—Cont'd
 - Debtor's perspective
 - Generally, **36:22**
 - Cash reserves, **36:27**
 - Dissenters, **36:24**
 - Environmental liability, **36:29**
 - Interest moratorium, **36:23**
 - Multi-entity networks, **36:30**
 - Planning, **36:25**
 - Single asset partnerships, **36:31**
 - Tax considerations, **36:28**
 - Timing and avoidance, **36:26**
 - Lender's perspective
 - Generally, **36:4**
 - Checklist lender concerns, **36:12**
 - Commingling of cash, **36:19**
 - Completing foreclosure, **36:17**
 - Cure and timing, **36:15**
 - Deposits of advances, **36:20**
 - Equality concerns, tactical benefits of bankruptcy for lender, **36:8**
 - Immediate consequences of bankruptcy, **36:5**
 - Interest in cash, **36:18**
 - Lien validity inventory, **36:13**
 - New credit advances, tactical benefits of bankruptcy for lender, **36:9**
 - Prior transfer inventory, **36:14**
 - Rent assignments, **36:16**
 - Reporting and monitoring, tactical benefits of bankruptcy for lender, **36:7**
 - Tactical benefits of bankruptcy for lender, **36:6 to 36:11**
 - Terms of workout, tactical benefits of bankruptcy for lender, **36:10**
 - Use of funds by debtor, **36:21**
 - Workout options and considerations
 - Generally, **36:32**
 - Exposure, terms which create, **36:34**
 - Workout and bankruptcy position, **36:33**
- Reform Act of 1994, **36:2**

BANKRUPTCY—Cont'd

- Foreclosure—Cont'd
 - Voidable fraudulent conveyances. Avoiding powers of trustee, above
 - Workout. Prefiling workout considerations, above in this group
- Fraud
 - Abuse prevention. **Bankruptcy Abuse Prevention and Consumer Protection Act of 2005** (this index)
 - Adjustment of debts of individuals, bankruptcy chapter 13, **35:161**
 - Equitable subordination, misrepresentation to other creditors, **43:19**
 - Liability and remedies for fraud, denial of discharge from bankruptcy, **52:26**
 - Turnover of property from court-appointed receiver to trustee in bankruptcy, fraudulent behavior by debtor, **31:115**
- Fraudulent transfers and conveyances
 - Generally, **26:20**
 - Avoiding powers of trustee, above
 - Conflicts between banking regulators and special powers of bankruptcy trustee, 11 USCA § 548, **44:15**
 - Noncollusive foreclosure sales, **26:21**
 - Preferences, **26:22**
- Freezing debtor's bank account while seeking relief from stay, **31:47**
- General contractor bankruptcy
 - Generally, **71:20 to 71:37**
 - Arbitration and procedural considerations, **71:36, 71:37**
 - Assumption or rejection of contracts, **71:35**
 - Automatic stay, protection of subcontractors and suppliers, **71:20**
 - Conclusion, **71:38**
 - Constructive trust, funds subject to, **71:26, 71:27**
 - Earmarking and use of joint payee checks, **71:25**
 - Estate property, **71:21 to 71:27**

BANKRUPTCY—Cont'd

- General contractor bankruptcy—Cont'd
 - Funds subject to statutory or express trust, **71:24 to 71:27**
 - Jurisdiction, arbitration and procedural considerations, **71:36**
 - Nondischargeability of trust fund claims, **71:28**
 - Property owners, protection of, **71:29 to 71:35**
 - Setoff and recoupment, protection of property owners, **71:29 to 71:34**
 - Subcontractors and suppliers, protection of, **71:20 to 71:28**
 - Unpaid proceeds, estate property, **71:22, 71:23**

Georgia practice (this index)

- Good faith
 - Bankruptcy code protections for good faith transferees, conflicts between banking regulators and special powers of bankruptcy trustee, **44:16**
 - Foreclosure, relief from stay for cause, bad faith, **36:36**
 - Use, sale, or lease of property of estate, good faith purchasers protected, **31:97**
- Governmental sovereign immunity in, **31:131**
- Governmental units, discrimination by, Code § 525(a), **31:135**
- Government programs. Farms and ranches, above
- Guarantee, personal guarantee of nondebtor, cash collateral orders, foreclosure, postpetition cash receipts, **36:48**
- Hotel revenues. Default, above
- Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance
 - Attorneys' fees and costs, full and two-thirds reimbursement, **28:46**
 - Conveyance of home properties to HUD and mortgage insurance claims, bankruptcy of mortgagor, **28:67**

Illinois practice (this index)

- Injunctions
 - Anticipatory lease drafting strategies, **42:4**

BANKRUPTCY—Cont'd

- Injunctions—Cont'd
 - Anti-injunction statute: 12 USCA § 1821(j), conflicts between banking regulators and bankruptcy trustee, special powers of conservator/receiver and regulators, **44:6**
- Insiders
 - Avoiding powers of trustee, above
 - Workouts, preferential transfers, actions by lender to improve position prior to bankruptcy of borrower-debtor, **3:21, 3:22**
- Insolvency and net worth clauses.
 - Anticipatory lease drafting strategies, above
- Installment Land Contracts** (this index)
- Installment land sales contracts, debtor as vendee, leases and executory contracts, contract for sale of property or timeshare, trustee assumption or rejection of, **40:47**
- Insurance
 - Cash collateral orders, foreclosure, postpetition cash receipts, **36:49**
 - Coverage for environmental damage, **60:20**
- Invalid bankruptcy clause, **39:23**
- Involuntary cases
 - Advisability of involuntary petition, **31:53**
 - Continuation or dismissal, grounds for, **31:50**
 - Farmer liquidations, **41:5**
 - Protection of debtor against improper petitions, **31:52**
 - Requirements, **31:49**
 - Use of property pending court action, **31:51**
- Ipsa facto clauses do not prevent sale, **31:96**
- Junior lenders and lienholders
 - Automatic stay and incomplete foreclosure, **36:38**
 - Modification of junior home liens in chapter 13 bankruptcy, foreclosure by junior lender, **29:40**
- Jurisdiction
 - Bankruptcy courts, **31:10**

INDEX

BANKRUPTCY—Cont'd

- Jurisdiction—Cont'd
 - Confirmation, **31:9**
 - District court, **31:8**
 - Removal from state court and remand to state court, **31:12**
 - Reorganization under chapter 11 of bankruptcy code, filing petitions, early motions, and responses, **34:19**
- Jury trials, right to conduct, bankruptcy courts, **31:19**
- Landlord and tenant
 - Assurances and precautions. Anticipatory lease drafting strategies, above
 - Default, above
 - Leases and executory contracts, below
 - Tenant assurances and precautions. Anticipatory lease drafting strategies, above
 - Tenant's bankruptcy. Default, above
- Law applicable. Applicable law, above
- Leases and executory contracts
 - Generally, **40:1**
 - Anticipatory lease drafting strategies, above
 - Contract for sale of property or timeshare, trustee assumption or rejection of
 - Debtor as vendee, **40:47 to 40:49**
 - Debtor as vendor, **40:45**
 - Installment land sales contracts, debtor as vendee, **40:47**
 - Miscellaneous contracts with debtor as vendee, **40:48**
 - Vendee/debtor, assumption by, **40:48**
 - Vendee in possession, **40:45**
 - Vendee not in possession, **40:46**
 - Effect of assumption or rejection by trustee
 - Anticipatory lease drafting strategies, unexpired leases, **42:6**
 - Debtor as landlord, rejection of lease, **40:44**
 - Debtor as lessee
 - Generally, **40:29**
 - Effective date of rejection, **40:34**

BANKRUPTCY—Cont'd

- Leases and executory contracts—Cont'd
 - Effect of assumption or rejection by trustee—Cont'd
 - Debtor as lessee—Cont'd
 - Effect of assumption, **40:41 to 40:43**
 - Expenses, above
 - Failure to perform during gap period, **40:37**
 - Full lease amount or necessary expenses to preserve estate, period of lease prior to rejection or assumption, liability for, **40:33**
 - Gap period of lease prior to rejection or assumption, liability for, **40:33**
 - Lifting of stay prior to assumption or rejection, **40:32**
 - Nonresidential lease, period of lease prior to rejection or assumption, liability for, **40:33**
 - Period of lease prior to rejection or assumption, liability for, **40:33 to 40:40**
 - Personal property, leases of, **40:40**
 - Prepetition breach, liability for, **40:31**
 - Proration of expenses, **40:38**
 - Rejection after assumption, **40:42, 40:43**
 - Rent as payable at time of rejection, **40:36**
 - Residential lease, **40:39**
 - Superpriority for administrative rent, **40:35**
 - Future rent claim under rejected lease, **40:30**
 - Installment land contracts construed as executory, vendee as debtor, **16:17**
 - Invalidation of ipso facto bankruptcy clauses, **40:50**
 - Landlord-tenant relationship affected by mortgagor's bankruptcy. Default, above
 - Personal property lease, **40:19**

BANKRUPTCY—Cont'd

- Leases and executory contracts—Cont'd
 - Power of trustee to assume, assign, or reject
 - Assignment by trustee of debtor's leases, **40:14**
 - Assumption of leases in default, **40:12**
 - Assumption of shopping center leases in default, **40:13**
 - Contracts for sale of land, power to assume or reject, **40:15**
 - Court approval of decision to assume or reject, **40:16**
 - Distinction between residential leases and nonresidential leases, **40:7**
 - Executory contracts
 - Generally, **40:4**
 - Broker's listing agreement and right to commission, **40:6**
 - Debtor's only completed obligation is to pay money, **40:5**
 - Leases within 11 USCA § 365, **40:3**
 - Loan commitment to bankrupt, trustee cannot require lender to honor, **40:11**
 - Partnership or limited liability company agreement, trustee's assumption of, **40:17**
 - Termination or expiration of leases prior to bankruptcy
 - Generally, **40:8**
 - Nonresidential leases, **40:9**
 - Residential leases, **40:10**
 - Rejection
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Effect of assumption or rejection by trustee, above in this group
 - Rents, right of lender to, after commencement of bankruptcy by landlord-borrower, **40:51**
 - Summary, **40:2**
 - Timeshare. Contract for sale of property or timeshare, above in this group
 - Time within which trustee must assume or reject
 - Generally, **40:18**

BANKRUPTCY—Cont'd

- Leases and executory contracts—Cont'd
 - Time within which trustee must assume or reject—Cont'd
 - Effect of 11 USCA § 108(b), **40:20**
 - Nonresidential real property, lease of
 - Generally, **40:21**
 - Acts required for assumption during 60-day period, case split, **40:22**
 - Conduct of parties, assumption by, **40:24**
 - Estoppel or waiver as legal basis, **40:25**
 - Failure to assume or reject within 60 days, **40:26**, **40:27**
 - Motion filed but not granted within 60 days, **40:23**
 - Residential lease by debtor, assumption or rejection of, **40:28**
 - Letters of credit, anticipatory lease drafting strategies, security for future performance, **42:23**
 - Liability of trustee, **31:25**
 - Limited cure periods and termination-on-multiple-breach clauses, early termination clauses, **42:19**
 - Limited liability company agreement, trustee's assumption of, **40:17**
 - Livestock, farms and ranches, property issues, postpetition property, **41:12**
 - Luxury for debtor, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:120**
 - Management by debtor, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:113**
 - Mechanic's liens
 - Construction claims, above
 - Michigan practice, foreclosure sale, **80:33**
 - Milk, farms and ranches, property issues, postpetition property, **41:12**
 - Misrepresentation. Fraud, above
 - Misrepresentation to other creditors, equitable subordination, **43:19**

INDEX

BANKRUPTCY—Cont'd

- Missionary Baptist* case, equitable subordination standards, burden of proof, **43:8**
- Model lease clause, assignment and right of first refusal, **42:27**
- Monitoring, tactical benefits of bankruptcy for lender, foreclosure, prefilng workout considerations, **36:7**
- Mortgage participation agreements, bankruptcy of lead lender
 - Prior to Revised Article 9, **27:116**
 - Revised Article 9, **27:117**
- Mortgages
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
 - Chapter 7 liquidations, above
 - Commercial mortgages, prepayment penalties in, bankruptcy code rules, **25:15**
 - Default, above
 - Foreclosure, above
 - Holder in due course rule, limitations on, postpetition transfers, **27:109**
 - Outright assignment/sale, significance of sale instead of transfer of interest in note to secure debt, bankruptcy of seller, purchaser of mortgage protected in, 11 USCA § 541(d), **27:42**
 - Owner-occupied residences.
 - Modification of Mortgages on Owner-Occupied Residences** (this Index)
 - Practical and Business Aspects** (this index)
 - Priority, competing claims for, **27:58**
 - Protection of secondary market, 11 USCA § 541(d) and constructive trusts
 - Constructive trusts
 - Generally, **27:52**
 - Case law application, **27:53**
 - Conflict between 11 USCA § 544(a) and 11 USCA § 541(d), **27:54**

BANKRUPTCY—Cont'd

- Mortgages—Cont'd
 - Protection of secondary market, 11 USCA § 541(d) and constructive trusts—Cont'd
 - Constructive trusts—Cont'd
 - Time at which rights under constructive trust arise, **27:55**
 - Courts holding that 11 USCA § 541(d) prevails over trustee, **27:50**
 - Courts holding that property not in estate under 11 USCA § 541(d) can come into estate under 11 USCA § 544(a), **27:51**
 - Fraud or fraudulent conveyances not protected, **27:45**
 - Institutional transfers, not limited to, **27:47**
 - Preferential transfers not protected, **27:46**
 - Purpose of § 541(d), **27:44**
 - Trustee's strong arm powers
 - 11 USCA § 544(a), strong arm powers under, **27:49**
 - Generally, **27:48**
 - Net worth clauses. Anticipatory lease drafting strategies, above
 - New value exception to absolute priority rule, fair and equitable treatment, foreclosure, confirmation regarding unsecured claims and owners, **36:64**
 - Nonbankruptcy insolvency proceedings, **32:6 to 32:9**
 - Nonjudicial foreclosure, preliminaries to sale, **19:10**
 - Office of Thrift Supervision (OTS) regulatory authority, conflicts between banking regulators and bankruptcy trustee, savings association holding company petitions for bankruptcy relief, **44:19**
 - Ordinary course of business
 - Credit and working capital for debtor, above
 - Use, sale, or lease of property of estate, below
 - OTS regulatory authority, conflicts between banking regulators and

BANKRUPTCY—Cont'd

- bankruptcy trustee, savings association holding company petitions for bankruptcy relief, **44:19**
- Owner bankruptcy, construction claims
 - Generally, **71:5 to 71:19**
 - Automatic stay, **71:5, 71:7 to 71:9, 71:11 to 71:15**
 - Enforcement actions, **71:11 to 71:15**
 - Failure to perfect, **71:10**
 - Liens, avoidance by trustee, **71:7**
 - Mechanic's and materialmen's liens as preferences, **71:19**
 - Mechanic's lienors and construction mortgagees, **71:18**
 - Notice under statute as a substitute for state-required enforcement, **71:12 to 71:15**
 - Post-petition perfection, **71:7 to 71:9**
 - Prepetition perfection, **71:6**
 - Prepetition property interest, **71:9**
 - Priority in contract proceeds, **71:17**
 - Relation back, **71:8**
 - Rights and priorities versus non-debtor entities, **71:16 to 71:18**
 - State statutes requiring enforcement to perfect, **71:11**
 - Sureties and guarantors, claims against, **71:16**
 - Tolling of enforcement, **71:15**
- Partnership
 - Chapter 7 liquidations, generally, **32:106 to 32:115**
 - Trustee's assumption of partnership agreement, **40:17**
 - Trustee's rights against general partner, chapter 7 liquidations, property of debtor subject to bankruptcy, **31:56**
- Perfection of interest in rents. Default, above
- Performance bond problems, bankruptcy of contractor, **47:26**
- Personal guarantee of nondebtor, cash collateral orders, foreclosure, postpetition cash receipts, **36:48**
- Preemption of remedies other than under bankruptcy code, violation of automatic stay, **31:45**

BANKRUPTCY—Cont'd

- Preferences
 - Asset securitization and commercial mortgage-backed securities, preferential transfers, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:37**
- Preservation of property for benefit of estate, **39:18 to 39:26**
- Priorities
 - Absolute priority rule. Foreclosure, above
 - Credit and working capital for debtor, special priorities, **31:101**
 - Local tax liens
 - Generally, **46:56**
 - Automatic stay and tax liens, **46:57**
 - Conclusion, **46:58**
 - Superpriority, credit and working capital for debtor, **31:102**
- Proof of claim in, authority of servicer to file, **27:35**
- Protection of debtor from acts of discrimination, Code § 525, **31:134**
- Protective clauses, anticipatory lease drafting strategies, **42:10**
- Purpose of chapter 7, **31:54**
- Purposes of, **31:3**
- Ranches. Farms and ranches, above
- Real property interests, **39:11 et seq.**
- Receivership
 - Arizona practice, receiver's position after bankruptcy, **73:89**
 - Turnover of property from court-appointed receiver to trustee in bankruptcy, below
- Recoupment, **31:140 to 31:143**
- Redemption of personal property, **32:104**
- Reform Act of 1994, **31:4**
- Rejection. Leases and executory contracts, above
- Reliance
 - Adjustment Of Debts Of Individuals, Bankruptcy Chapter 13** (this index)
 - Conflicts between banking regulators and, dischargeability of banking regulators' claims against individual debtors, reliance in action under 11 USCA § 523(a)(2),

INDEX

BANKRUPTCY—Cont'd

- Reliance—Cont'd
 - must FDIC and RTC prove, **44:27**
 - D'Oench, Duhme* doctrine, reliance by FDIC or RTC on debtor's misrepresentation to prevent discharge in bankruptcy under 11 USCA § 523(a), **53:13**
- Rents
 - Assignments, foreclosure, prefiling workout considerations, lender's perspective, **36:16**
 - Farms and ranches, postpetition property, **41:14**
- Reorganization Under Chapter 11 of Bankruptcy Code** (this index)
- Reorganization Under Chapter 12 of Bankruptcy Code** (this index)
- Replacement liens, cash collateral orders, foreclosure, postpetition cash receipts, **36:43**
- Reporting tactical benefits of bankruptcy for lender, foreclosure, prefiling workout considerations, **36:7**
- Revised article 9 and real property, bankruptcy as affecting lapse, filing of financing statements, **21:42**
- Safe harbor, single asset real estate cases, **38:9**
- Savings association holding company petitions for bankruptcy relief.
 - Conflicts between banking regulators and bankruptcy trustee, above
- Section 363(b)
 - Generally, **33:1 to 33:27**
 - Advantages of liquidation, **33:4**
 - Appeals, **33:23**
 - Collusive bidding, Code 363(n), **33:10**
 - Criticism to liquidate assets, **33:5**
 - Free and clear of interests and claims, Code 363(f)
 - Generally, **33:12**
 - Bona fide dispute, **33:16**
 - Construction and application issues, **33:18 to 33:20**
 - Entity consents, **33:14**
 - Interest is a lien, property is to be sold is greater than the aggregate value, **33:15**

BANKRUPTCY—Cont'd

- Section 363(b)—Cont'd
 - Free and clear of interests and claims, Code 363(f)—Cont'd
 - Legal or equitable proceeding on compelling entity, money satisfaction interest, **33:17**
 - Nonbankruptcy law permits, sale of, **33:13**
 - Liquidating pursuant, sale of assets, **33:24**
 - Local rules applicable, 363(b) sales or 363(f) sales, **33:22**
 - Locating case citations, **33:2**
 - New or surviving entity, sale of assets, **33:11**
 - Reorganization using a confirmed plan, Chapter 11, **33:3**
 - Sale before confirmation, good business reason to effect, **33:6**
 - Sale of the bankruptcy estates' assets, **33:8**
 - Settlement, estate claims disposition, **33:25**
 - Stalking horse, **33:9**
 - State conveyance transfer taxes, Code 363(b), **33:21**
 - Sub rosa plans, **33:7**
 - Use, sale, or lease of property of estate, ordinary course of business
 - Chapter 7 bankruptcy, **33:26**
 - Chapter 13 bankruptcy, **33:27**
- Section 525, **31:134**
- Security deposits. Anticipatory lease drafting strategies, above
- Security for future performance.
 - Anticipatory lease drafting strategies, above
- Setoffs
 - Generally, **31:136, 39:25**
 - Conflict between setoffs and discharge, **31:139**
 - Preferences, setoffs as, **31:137**
 - Setoff and turnover, **31:138**
- Shopping Centers** (this index)
- Single asset real estate cases
 - Generally, **38:1**
 - Adjustment of debts of individuals, bankruptcy chapter 13, **35:19**

BANKRUPTCY—Cont'd

- Single asset real estate cases—Cont'd
 - Conclusion, **38:12**
 - Definition
 - Generally, **38:2**
 - Single property or project, **38:3**
 - Substantial income, substantial business, **38:4**
 - Separate classification of mortgagee's undersecured deficiency claim, **38:11**
 - Treatment of single asset real estate
 - Generally, **38:5**
 - Filing plan, **38:6**
 - Monthly payments, making, **38:7**
 - 90 day order, **38:8**
 - Safe harbor or another weapon, **38:9**
 - Stay relief for what, **38:10**
 - Sovereign immunity of government in, **31:131**
 - Special priorities, credit and working capital for debtor, **31:101**
 - Special purpose entity (SPE/SPV). **Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
 - Statutes, applicable law, **31:5**
 - Stay
 - Automatic stay, above
 - Illinois practice, stay of redemption, **77:27**
 - Stripping down and voiding liens
 - Generally, **4:16**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Chapter 7 liquidations, above
 - Farms and ranches, above
 - Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:55**
 - Strong arm provisions
 - Installment land contracts, priority of transferees of vendor's interest, bankruptcy of vendor, mortgaging vendor's interest, § 544(a)(3), **16:34**
 - Mortgages, protection of secondary market, 11 USCA § 541(d) and constructive trusts
 - 11 USCA § 544(a), **27:49**

BANKRUPTCY—Cont'd

- Strong arm provisions—Cont'd
 - Mortgages, protection of secondary market, 11 USCA § 541(d) and constructive trusts—Cont'd
 - Generally, **27:48**
- Subcontractors
 - Construction claims, above
- Subordination. Equitable subordination, above
- Superpriority, credit and working capital for debtor, **31:102**
- Tax Consequences of Workouts** (this Index)
- Tax Consequences To Borrowers, Investors, and Lenders** (this index)
- Tenancy by entirety, **39:13**
- Tenancy in common and joint tenancy, **39:14**
- Tenant. Landlord and tenant, above
- Terminated leases, anticipatory lease drafting strategies, **42:3**
- Terminology, **31:1**
- Texas practice** (this index)
- Time
 - Adjustment of debts of individuals, bankruptcy chapter 13, timing of petition, mortgages, treatment of, **35:104**
 - Foreclosure, prefiling workout considerations, debtor's perspective, **36:26**
 - Leases and executory contracts, above
- Timeshares. Leases and executory contracts, above
- Title Insurance** (this index)
- Topical overview, **31:2**
- Transfer
 - Constructively fraudulent transfers, **39:86 to 39:90**
 - Fraudulent transfers, **39:79 to 39:82**
 - General partner, **39:91**
 - Good faith transferee of fraudulent transfer, **39:92**
 - Liability of transferee of avoided transfer, **39:96 to 39:99**
 - Postpetition transfers, **39:93 to 39:95**
- Trustees and United States trustee
 - Generally, **31:20, 32:35**

INDEX

BANKRUPTCY—Cont'd

- Trustees and United States trustee—Cont'd
 - Adjustment Of Debts Of Individuals, Bankruptcy Chapter 13** (this index)
 - Avoiding powers of trustee, above
 - Chapter 7, above
 - Chapter 11, trustee in, **31:24**
 - Chapters 12 and 13, trustee in, **31:23**
 - Conflicts between banking regulators and bankruptcy trustee, above
 - Constructive trusts and resulting trusts, **39:9**
 - Duties of Chapter 7 trustees, **32:37 to 32:50**
 - Examiner, **31:26**
 - Express trust, **39:8**
 - Liability of trustee, **31:25**
 - Property held in trust, generally, **39:6 et seq.**
 - Recovery of property by trustee, **39:17**
 - Standing to sue third parties on behalf of creditors, **31:21**
 - Statutory trust funds, **39:10**
 - Strong arm provisions, above
 - Turnover of property from court-appointed receiver to trustee in bankruptcy, below
- Turnover of property from court-appointed receiver to trustee in bankruptcy
 - Generally, **31:104, 39:24**
 - Bankruptcy code sections, **31:105**
 - Factors considered by bankruptcy courts
 - Ancillary proceedings, presence of, **31:130**
 - Automatic stay in force, **31:110**
 - Availability of funds to support property, **31:111**
 - Avoidance issues, **31:116**
 - Best interest of all creditors, **31:117**
 - Capital, creditor's ability to infuse, **31:112**
 - Conditional turnover orders, **31:129**
 - Corporate familiarities, failure to comply with, **31:114**

BANKRUPTCY—Cont'd

- Turnover of property from court-appointed receiver to trustee in bankruptcy—Cont'd
 - Factors considered by bankruptcy courts—Cont'd
 - Equity of debtor in property, **31:109**
 - Federal abstention power, **31:127**
 - Fraudulent behavior by debtor, **31:115**
 - General rule, turnover as, **31:107**
 - Governmental police or regulatory power, exercise of, **31:126**
 - Immediate turnover not required, **31:106**
 - Interests of debtor, **31:119**
 - Likelihood of a successful reorganization, **31:108**
 - Luxury for debtor, **31:120**
 - Management by debtor, **31:113**
 - Receivership
 - Fees and costs of, **31:124**
 - Interests of receiver, **31:122**
 - Pre-bankruptcy consent to, **31:121**
 - Pre-petition performance by receiver, **31:123**
 - Release of property by receiver, **31:125**
 - Remove receiver, bankruptcy filed solely to, **31:128**
 - Undersecured creditor, receiver procured by, **31:118**
- Types of bankruptcy cases
 - Adjustment Of Debts Of Individuals, Bankruptcy Chapter 13** (this index)
 - Chapter 7 liquidations, above
 - Involuntary cases, above
 - Reorganization Under Chapter 11 of Bankruptcy Code** (this index)
 - Reorganization Under Chapter 12 of Bankruptcy Code** (this index)
 - Voluntary cases, **31:49**
- Unexpired leases
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)

BANKRUPTCY—Cont'd

- Unexpired leases—Cont'd
 - Anticipatory lease drafting strategies, above
- United States trustee. Trustees and United States trustee, above
- Use, sale, or lease of property of estate
 - Generally, **31:89**
 - Cash collateral, **31:90**
 - Collusive bidding, **31:95**
 - Co-owned property, sale of, **31:94**
 - Free and clear of interest, sale of property, **31:93**
 - Good faith purchasers protected, **31:97**
 - Ipso facto clauses do not prevent sale, **31:96**
 - Ordinary course of business
 - Sale or lease in, **31:91**
 - Sale or lease not in, **31:92**
 - Valuation of rents for confirmation. Default, above
 - Veterans Administration (VA) mortgages, termination of governmentally or privately insured mortgages, bankruptcy of borrower, **28:21**
 - Void or voidable, actions in violation of stay as, **31:46**
 - Waiver and estoppel
 - Automatic stay, waiver of right to automatic stay by mortgagor, **4:18**
 - Cash collateral orders, foreclosure, postpetition cash receipts, **36:45**
 - Leases of nonresidential property, time within which trustee must assume or reject, **40:25**
 - Model lease clause, early termination clauses, waiver of relief, **42:15**
 - Warehouse liens, limitations
 - Avoiding powers of trustee, **39:46**
 - Working capital. Credit and working capital for debtor, above

**BANKRUPTCY ABUSE
PREVENTION AND CONSUMER
PROTECTION ACT OF 2005**

- Generally, **31:4, 32:56, 36:2, 55:172 et seq.**

BANKRUPTCY ABUSE

**PREVENTION AND CONSUMER
PROTECTION ACT OF 2005
—Cont'd**

- Adjustment of debts of individuals, bankruptcy chapter 13, **35:2**
- Conducting business, payment of taxes, Sec. 712, **55:183**
- Confirmation of Chapter 13 plans, filing requirement, Sec. 716, **55:187**
- Disclosure standards, Sec. 717, **55:188**
- Dismissal for failure to timely file, Sec. 720, **55:191**
- Estate's liability for unpaid taxes, discharge, Sec. 715, **55:186**
- Fraudulent taxes in chapter 11, Sec. 708, **55:179**
- Fraudulent taxes in chapter 13, Sec. 707, **55:178**
- Fuel tax, Sec. 702, **55:174**
- Income tax returns prepared by authorities, Sec. 714, **55:185**
- Interest rate on tax claim, Sec. 702, **55:175**
- Liens, Sec. 701, **55:173**
- Periodic payment of taxes in Chapter 11, Sec. 710, **55:181**
- Priority property taxes incurred, Sec. 706, **55:177**
- Refund setoff, Sec. 718, **55:189**
- State and local taxes, special provisions, Sec. 719, **55:190**
- Statutory liens prohibited, Sec. 711, **55:182**
- Stay of tax proceedings limited prepetition taxes, **55:180**
- Tardily filed priority tax claim, Sec. 713, **55:184**

**BANKRUPTCY REVIEW
COMMISSION**

- Adjustment Of Debts Of Individuals, Bankruptcy Chapter 13** (this index)

BANKS

- Accounting and Regulatory Implications Of Workouts and Foreclosures** (this index)
- California practice** (this index)
- Federal land banks (FLB), Farm Credit System (FCS), workouts, agricul-

INDEX

BANKS—Cont'd

tural financing, sources of credit,
7:12

Fraud (this index)

Freezing debtor's bank account, bank-
ruptcy, while seeking relief from
stay, **31:47**

Liability of lender for controlling debtor
and for other acts, statutory
liabilities, bank officer, **8:67**

Thrift conversion to bank, Financial
Institutions Reform, Recovery and
Enforcement Act, **64:20**

Workouts (this index)

BENEFICIARY

Arizona practice, notice of substitution
of trustee, by beneficiary, **73:43**

California practice, incorrect beneficiary
statement, one form of action,
exceptions to application of rule,
74:37

BID BONDS

Bonding Companies, Liability Of (this
index)

BIDS

California practice (this index)

Cash Bids (this index)

Florida practice, foreclosure sale
procedures, **75:52**

Junior lender, bidding by, foreclosure of
senior mortgage, **29:23**

Nonjudicial foreclosure sale, generally,
19:15

Ohio practice, foreclosure by action,
84:47

Texas practice (this index)

BILATERAL AGREEMENTS

D'Oench, Duhme doctrine, limitations
on, **53:27**

BILLS OF SALE

Construction law and practice, ancillary
documents, **70:170**

BOILER PLATE ADDITIONAL SECURITY

Adjustment of debts of individuals,
bankruptcy chapter 13, when is
mortgage secured only by debtor's
residence, **35:129**

BONDING COMPANIES, LIABILITY OF

Generally, **47:1**

Actions on performance bonds

Arbitration, **47:37**

Damages

Generally, **47:35**

Minimization by owner of dam-
ages, **47:34**

Duty to proceed against contractor,
47:29

Fraud in procurement of bond, sure-
ty's defense of, **47:30**

Limitations, **47:36**

Material alterations, **47:32**

Minimization by owner of damages,
47:34

Prior defaults, coverage of, **47:31**

Release of contractor, **47:33**

Bid bonds

Generally, **47:7**

Problems, **47:13**

Conclusion, **47:40**

Fast track operations, problems stem-
ming from, **47:28**

Form of surety bonds

Generally, **47:4**

Bond forms, **47:6**

Nature of obligations, **47:5**

Payment bonds

Generally, **47:10**

Problems, **47:38**

Performance bonds

Generally, **47:8**

Problems

Generally, **47:14**

Bankruptcy of contractor, **47:26**

Cash settlement of bond obligation,
47:23

Completing contractor

Problems stemming from, **47:21**

Tender of surety of completing
contractor to owner, **47:20**

Completion by surety

Using another contractor, **47:19**

Using contractor, **47:17**

Default of contractor, **47:18**

Financing contractor, **47:16**

Hazardous waste problems, **47:25**

BONDING COMPANIES, LIABILITY OF—Cont'd

- Performance bonds—Cont'd
 - Problems—Cont'd
 - Investigation by surety, **47:15**
 - Nothing, surety doing, **47:24**
 - Protective bid, surety's arrangement for, **47:22**
 - Suggestions for obligees, **47:27**
 - Tender by surety of completing contractor to owner, **47:20**
 - Workouts, construction mortgage loans, third party rights, **6:15**
 - Workouts, construction mortgage loans, third party rights, **6:15**
- Subrogation, **47:39**
- Suretyship
 - Definition, **47:2**
 - Distinguished from insurance and guaranty, **47:3**
- Types of surety bonds
 - Bid bond, **47:7**
 - Dual obligees, **47:9**
 - Miscellaneous bonds, **47:11**
 - Payment bonds, **47:10**
 - Performance bond, **47:8**
 - Underwriting by surety, **47:12**

BONDS (DIRECT OBLIGATIONS)

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

BONDS (SURETY)

- California practice** (this index)
- Liability of bonding companies. **Bonding Companies, Liability Of** (this index)
- Mechanics' liens, owner's and lender's protection against, **46:41**

BREACH OF ANY CONDITION

- New York practice, acceleration, strict interpretation, **82:18**

BREACH OF CONTRACT

- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)
- Mortgage-backed securitization litigation May 2008, prompt and timely notice of breach, **66:22**

BREACH OF CONTRACT—Cont'd

- Nonjudicial foreclosure, **19:5**

BRIDGE COMMITMENTS

- Construction law and practice, term financing, **70:85**

BRIGHT-LINE RULES

- Tax Consequences To Borrowers, Investors, and Lenders** (this index)

BROKERED DEPOSITS

- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), significant matters affected by, **64:8**

BROKERS

- Construction Law and practice** (this index)
- Mortgage brokers, transfer of mortgage by lender, **27:6**

BROWNFIELDS

- Environmental Issues** (this index)

BROWNFIELDS REVITALIZATION ACT

- Generally, **60:25**

BUILDERS

- Construction law and practice, parties, **70:25**

BUILDING MATERIALS

- Fixtures, ordinary building materials, **54:14**

BUILDING VIOLATIONS

- New York practice, acceleration, diluted, **82:23**

BULK

- Parcels Or Bulk, Sale In** (this index)

BURDEN OF PROOF

- Bankruptcy** (this index)
- California practice, judicial foreclosure, **74:67**
- Judicial foreclosure, hearing or trial, **18:23**

BUSINESS

- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)

INDEX

BUSINESS—Cont'd

Construction Law and practice (this index)

Mortgages (this index)

Practical and Business Aspects (this index)

Tax Consequences of Workouts (this index)

CALIFORNIA PRACTICE

Generally, **74:1**

Acceleration, foreclosure, special California prerequisites, **74:8**

Actions

Damages, action for, nonjudicial foreclosure, **74:175**

Note, action on. Foreclosure of mixed collateral, below

One form of action, below

Set aside sale, actions to, nonjudicial foreclosure, **74:170**

Adverse claim, litigation of, judicial foreclosure, evidence, **74:69**

Affirmative defense, one action rule as, **74:23**

Appointment of receiver, judicial foreclosure, **74:79**

Attachment statute, one form of action, exceptions to application of rule, **74:30**

Attorneys' fees, nonjudicial foreclosure, **74:176**

Bad faith waste

Deficiency judgments, below

Judicial foreclosure, covenant violations, **74:78**

One form of action, exceptions to application of rule, **74:34**

Bankruptcy

Deficiency judgments, purchase money mortgages: CCP § 580b, sales free and clear of liens, **74:112**

One form of action, exceptions to application of rule, acceptance of adequate payments in bankruptcy, **74:31**

Banks. One form of action, below

Bids

Execution sales of real property, below

CALIFORNIA PRACTICE—Cont'd

Bids—Cont'd

Trustee's sale. Nonjudicial foreclosure, below

Bonded stop notice. Mechanics' liens and stop notices, below

Burden of proof, judicial foreclosure, **74:67**

Choice of judicial or nonjudicial foreclosure

Generally, **74:12, 74:179**

Current law

Notice requirements, **74:180**

Redemption rights, below in this group

Judicial foreclosure, **74:178**

Redemption rights, current law

Generally, **74:181**

Liens, effect of redemption on, **74:185**

Parties entitled to redeem, **74:183**

Protection of junior lienor, **74:184**

Waiver of deficiency judgment, **74:182**

Choice of law, out of state transactions, one form of action, **74:42**

Complaint, drafting, judicial foreclosure, **74:63**

Constitutionality of nonjudicial foreclosure, **74:135**

Construction or other liens, subordination to, deficiency judgments, purchase money mortgages: CCP § 580b, nonstandard transactions, exceptions for, **74:107**

Consumer goods, exclusion of, foreclosure of mixed collateral, problems interpreting UCC § 9604, **74:214**

Costs. Nonjudicial foreclosure, below

Covenant violations. Judicial foreclosure, below

Credit bids, trustee's sale, nonjudicial foreclosure, **74:162**

Cross complaints, one form of action, definition of action, **74:21**

Damages, action for, nonjudicial foreclosure, **74:175**

Deed in lieu of foreclosure, **74:3**

Deed of trust, sample notice to default and election to sell under, **74:149**

Default. Nonjudicial foreclosure, below

CALIFORNIA PRACTICE—Cont'd

- Deficiency judgments
 - Fair value requirements: CCP § 726 and 580a
 - Generally, **74:118, 74:120**
 - Definition of fair value, **74:119**
 - Purchasing junior limited by fair value, **74:121**
 - Purpose, **74:118, 74:120**
- Fraud
 - Nonjudicial foreclosures, CCP § 580d, below in this group
 - Purchase money mortgages: CCP § 580b, exceptions, **74:111**
- Guarantors
 - Generally, **74:123**
 - Gradsky* exception
 - Actions of guarantor, waiver of guarantor defenses, **74:127**
 - Creditor's options, **74:125**
 - Express waiver of estoppel defense, **74:126**
 - Nonjudicial foreclosure by creditor, **74:124**
 - Sham guarantees, **74:129**
 - Statutory suretyship defenses, **74:128**
 - Waiver of guarantor defenses, **74:126 to 74:128**
- Letters of credit
 - Generally, **74:130**
 - Issue of whether recovery on letter of credit prohibited, **74:131**
- Mixed collateral, foreclosure of, **74:122**
- Nonjudicial foreclosures, CCP § 580d
 - Generally, **74:95**
 - Exceptions
 - Fraud or bad faith waste, exceptions for, below in this subgroup
 - Miscellaneous exceptions to CCP § 580d, **74:99**
 - Fraud or bad faith waste, exceptions for
 - Generally, **74:96**
 - Borrower fraud, **74:98**
 - Guarantors, *Gradsky* exception, **74:124**
 - Underbidding, value of, **74:100**

CALIFORNIA PRACTICE—Cont'd

- Deficiency judgments—Cont'd
 - Nonjudicial foreclosures, CCP § 580d—Cont'd
 - Waste. Fraud or bad faith waste, exceptions for, above in this subgroup
 - One action: CCP § 726, **74:94**
 - Purchase money mortgages: CCP § 580b
 - Generally, **74:101**
 - Bankruptcy, sales free and clear of liens in: 11 USCA § 363(f), **74:112**
 - Definition of vendor, **74:102**
 - Equitable liens and setoffs, applicability to, **74:103**
 - Exceptions
 - Fraud, **74:111**
 - Nonstandard transactions, exceptions for, below in this subgroup
 - Guarantor, action against, **74:105**
 - Nonstandard transactions, exceptions for
 - Secured by property other than being sold, **74:110**
 - Single lender, **74:109**
 - Special relationship exception, **74:108**
 - Subordination to construction or other liens, **74:107**
 - Purpose of CCP § 580b, **74:101**
- Refinancing
 - Paying off original mortgage, **74:115**
 - Same lender, refinancing with, **74:117**
 - Substitution of security, **74:116**
- Standard transactions, applied to, **74:106**
- Unjust enrichment, recovery not barred, **74:104**
- Unsecured or partially secured notes
 - Subsequent to loan origination, **74:114**
 - Time of loan origination, unsecured or partially secured notes at, **74:113**
- Short sales: CCP § 580e, **74:132**

INDEX

CALIFORNIA PRACTICE—Cont'd

- Deficiency judgments—Cont'd
 - Summary of antideficiency laws, **74:93**
 - Summary of remaining sections, **74:11**
- Waiver
 - Choice of judicial or nonjudicial foreclosure
 - Redemption rights, current law, **74:182**
 - Guarantors, *Gradsky* exception, **74:126 to 74:128**
 - Waste. Nonjudicial foreclosures, CCP § 580d, above in this group
- Definitions
 - Action. One form of action, below
 - Fair value, **74:119**
 - Vendor, **74:102**
- Disclosure by lender of property defects to bidder, trustee's sale, **74:164**
- Election of remedies
 - Foreclosure of mixed collateral, unified foreclosure using real property foreclosure, **74:197**
 - Nonjudicial foreclosure, **74:138**
- Environmentally impaired property: CCP § 726.5, one form of action, exceptions to application of rule, **74:35**
- Equitable claims
 - Deficiency judgments, purchase money mortgages: CCP § 580b, equitable liens and setoffs, **74:103**
 - Judicial foreclosure, below
 - Mechanics' liens, **74:243**
- Equitable subrogation, judicial foreclosure, **74:81**
- Equity of redemption, judicial foreclosure, hearing or trial, **74:65**
- Evidence. Judicial foreclosure, below
- Execution sales of real property
 - Generally, **74:244, 74:245**
 - Bids
 - Creditor's bid, **74:250**
 - Minimum bid required, **74:251**
 - Creditor's bid, **74:250**
 - Delay of 120 days, **74:246**
 - Extinguishment of liens, **74:252**

CALIFORNIA PRACTICE—Cont'd

- Execution sales of real property—Cont'd
 - Form of payment, **74:250**
 - Notice provisions, **74:247**
 - Postponement of sale, **74:249**
 - Sale, **74:248**
 - Summary of remaining sections
 - Generally, **74:14**
 - Sale with deficiency judgment and redemption, **74:16**
 - Sale without deficiency judgment or redemption, **74:15**
 - Title of purchaser, **74:253**
- Extinguishment of liens, execution sales of real property, **74:252**
- Fair value requirements. Deficiency judgments, above
- Federal tax liens
 - Notice, nonjudicial foreclosure, **74:154**
 - Termination, through mortgage foreclosure, **74:143**
- Fees. Nonjudicial foreclosure, below
- Fire insurance, judicial foreclosure for covenant violations, **74:76**
- Fixtures in mixed collateral, problems interpreting UCC § 9604, **74:205**
- Foreclosure
 - General prerequisites to, **74:6**
 - Judicial foreclosure, below
 - Mechanics' liens, enforcement of, **74:228**
 - Mixed collateral. Foreclosure of mixed collateral, below
 - Nonjudicial foreclosure, below
 - Special California prerequisites
 - Acceleration, **74:8**
 - Senior citizens property tax postponement, **74:7**
 - Summary of remaining sections
 - Generally, **74:9**
 - Choice of judicial or nonjudicial foreclosure, **74:12**
 - Deficiency judgments, **74:11**
 - Execution sales of real property, above
 - Judicial foreclosure, **74:10**
 - Mechanics' liens and stop notices, **74:13**

CALIFORNIA PRACTICE—Cont'd

- Foreclosure—Cont'd
 - Summary of remaining sections—Cont'd
 - Mixed collateral. Foreclosure of mixed collateral, below
- Foreclosure of mixed collateral
 - Generally, **74:186**
 - Action on note. Problems interpreting UCC § 9501(4), below in this group
 - California personal property foreclosure, **74:188**
 - California real property foreclosure, **74:187**
 - Current law
 - Creditor options
 - Generally, **74:190**
 - Personal property first, foreclosure on, **74:192**
 - Real property first, foreclosure on, **74:193**
 - Separate foreclosure of both real and personal property, **74:190 to 74:193**
 - Separate judicial foreclosure of both real and personal property, **74:191**
 - Separate nonjudicial foreclosure of both real and personal property, **74:190**
 - Unified foreclosure using real property foreclosure, below in this subgroup
 - Overview of current Uniform Commercial Code § 9604, **74:189**
 - Unified foreclosure using real property foreclosure
 - Generally, **74:194**
 - Election of remedies, **74:197**
 - Judicial foreclosure, **74:196**
 - Nonjudicial foreclosure, **74:195**
 - Uniform Commercial Code § 9604, **74:189**
 - Deficiency judgments, **74:122**
 - Nonjudicial foreclosure
 - Allocation of debt between real and personal property, reinstatement/cure, right under UCC § 9604(a)(1), **74:209**

CALIFORNIA PRACTICE—Cont'd

- Foreclosure of mixed collateral—Cont'd
 - Nonjudicial foreclosure—Cont'd
 - Current law, unified foreclosure using real property foreclosure, **74:195**
 - One form of action, definition of action, other creditor acts, **74:22**
 - Partial foreclosure of personal property by different procedures, **74:198**
 - Problems interpreting UCC § 9601
 - Generally, **74:201**
 - Ignoring security and suing on note
 - Generally, **74:202**
 - UCC § 9604, mixed collateral under, **74:204**
 - Mixed collateral under UCC § 9604, **74:204**
 - Problems interpreting UCC § 9604
 - Consumer goods, exclusion of, **74:214**
 - Fixtures in mixed collateral, **74:205**
 - Reinstatement/cure, right under UCC § 9604(a)(1)
 - Allocation of debt between real and personal property, **74:209 to 74:213**
 - Judicial and nonjudicial sales, limitation of UCC § 9604(a)(3)(C) to, allocation of debt between real and personal property, **74:213**
 - Party making allocation of debt between real and personal property, **74:210**
 - Proceeds from sale of personal property, reinstatement with, allocation of debt between real and personal property, **74:212**
 - Three-month reinstatement period, allocation of debt between real and personal property, **74:211**
 - Reinstatement/cure, right under UCC § 9623
 - Generally, **74:206**
 - Only personal property, debt secured by, **74:207**

INDEX

CALIFORNIA PRACTICE—Cont'd

- Foreclosure of mixed collateral—Cont'd
 - Title of purchaser at, **74:200**
 - Uniform Commercial Code
 - Current law, **74:189**
 - Problems interpreting UCC
 - § 9501(4), above in this group
 - Reinstatement, right under Uniform Commercial Code § 9604(a), **74:199**
- Fraud
 - Deficiency judgments, above
 - One form of action, exceptions to application of rule, **74:32**
- Good faith. Bad faith waste, above
- Gradsky* case. Deficiency judgments, above
- Guarantors
 - Deficiency judgments, above
 - Suit against, one form of action, exceptions to application of rule, **74:28**
- Hazardous waste, right to inspect for, Civ Code § 2929.5(a), one form of action, exceptions to application of rule, **74:36**
- Hearing. Judicial foreclosure, below
- Homeowner Bill of Rights, **74:134**
- Incorrect beneficiary statement, one form of action, exceptions to application of rule, **74:37**
- Installment land contracts, **74:2**
- Insurance, fire insurance, judicial foreclosure for covenant violations, **74:76**
- Inverse order of alienation, judicial foreclosure, marshalling assets, **74:73**
- Judgment and decree, judicial foreclosure, **74:82**
- Judgment creditors, judicial foreclosure, parties to be joined as defendants, **74:52**
- Judicial foreclosure
 - Generally, **74:4, 74:43**
 - Appointment of receiver, **74:79**
 - Choice of judicial or nonjudicial foreclosure, above
 - Complaint, drafting, **74:63**
 - Covenant violations, foreclosure for
 - Generally, **74:75**

CALIFORNIA PRACTICE—Cont'd

- Judicial foreclosure—Cont'd
 - Covenant violations, foreclosure for—Cont'd
 - Financial and physical waste
 - Generally, **74:77**
 - Bad faith waste, **74:78**
 - Fire insurance and taxes, **74:76**
 - Waste. Financial and physical waste, above in this subgroup
 - Equitable claims, holders of. Parties to be joined as defendants, below in this group
 - Equitable subrogation, **74:81**
 - Evidence
 - Burden of proof, **74:67**
 - Original note, production of, **74:68**
 - Title or adverse claim, litigation of, **74:69**
 - Hearing or trial
 - Generally, **74:64**
 - Equity of redemption, **74:65**
 - Evidence, above in this group
 - Reinstatement, **74:66**
 - Judgment and decree, **74:82**
 - Jurisdiction, **74:44**
 - Landlord and tenant. Parties to be joined as defendants, below in this group
 - Lis pendens, filing, **74:62**
 - Marshalling assets
 - Generally, **74:71**
 - Inverse order of alienation, **74:73**
 - Release clauses, **74:74**
 - Two funds doctrine, **74:72**
 - Mixed collateral, foreclosure of, unified foreclosure using real property foreclosure, **74:196**
 - Parties to be joined as defendants
 - Generally, **74:45**
 - Distinguishing between necessary and proper defendants, **74:46**
 - Equitable claims, holders of
 - Generally, **74:53**
 - Equitable mortgages, **74:54**
 - Vendee liens, **74:56**
 - Vendor liens, **74:55**
 - Judgment creditors, **74:52**
 - Mechanics and materialmen, **74:51**

CALIFORNIA PRACTICE—Cont'd

- Judicial foreclosure—Cont'd
 - Parties to be joined as defendants—Cont'd
 - Omitting defendants, effect of
 - Generally, **74:58**
 - Improperly omitted parties, **74:60**
 - Properly omitted parties, **74:59**
 - Other lenders
 - Junior lenders, **74:50**
 - Senior lenders, **74:49**
 - Tenants
 - Junior tenants, **74:47**
 - Senior tenants, **74:48**
 - Trustee in deed of trust, **74:57**
 - Parties to be joined as plaintiffs, **74:61**
 - Priorities, determining, **74:80**
 - Restrictions on foreclosure to protect borrower interests, **74:70**
 - Sale
 - Generally, **74:83**
 - Attack on validity of sale, **74:92**
 - Deficiency judgment, above
 - No deficiency judgment
 - Deed of sale, **74:86**
 - No redemption, judgment and levy, **74:84**
 - Sale, **74:85**
 - Summary of remaining sections, **74:10**
 - Trial. Hearing or trial, above in this group
 - Venue, **74:44**
 - Waste. Covenant violations, foreclosure for, above in this group
 - Jurisdiction, judicial foreclosure, **74:44**
 - Landlord and tenants. Judicial foreclosure, above
 - Letters of credit. Deficiency judgments, above
 - Lis pendens, filing, judicial foreclosure, **74:62**
 - Marshalling assets. Judicial foreclosure, above
 - Mechanics and materialmen, parties to be joined as defendants, judicial foreclosure, **74:51**

CALIFORNIA PRACTICE—Cont'd

- Mechanics' liens
 - Generally, **74:13, 74:215**
 - Amount of, **74:223**
 - Conditions for enforcing
 - Preliminary notice, **74:218**
 - Recording of claim
 - Direct contractor, **74:221**
 - Other claimants, **74:222**
 - Enforcement of
 - Bankruptcy, effect of, **74:229**
 - Conditions for enforcing, above in this group
 - Foreclosure, **74:228**
 - Equitable mechanics' liens, **74:243**
 - Laws overhauled, **74:216**
 - Notice
 - Conditions for enforcing
 - Preliminary notice, **74:218**
 - Nonresponsibility, notice of, **74:224**
 - Proof of notice, declaration, **74:220**
 - Service of preliminary notice, generally, **74:219**
 - Stop notices, below in this group
 - Parties entitled to, **74:217**
 - Priority of, **74:225**
 - Pro rata distribution, stop notices, **74:240**
 - Public works, remedies available for, **74:242**
 - Recording of claim. Conditions for enforcing, above in this group
 - Stop notices
 - Generally, **74:13, 74:230**
 - Bonded stop notice, **74:237**
 - Stop notices, **74:237**
 - Bonding to release stop notice, **74:239**
 - Conditions for enforcing lien, **74:230**
 - Contents, **74:235**
 - Enforcement of, **74:241**
 - Failure to withhold, effect of, **74:238**
 - Owner's right to demand stop notice, **74:233**
 - Parties entitled to notice, **74:232**
 - Preliminary 20-day notice, **74:234**
 - Pro rata distribution, **74:240**

INDEX

CALIFORNIA PRACTICE—Cont'd

- Mechanics' liens—Cont'd
 - Stop notices—Cont'd
 - Unbonded stop notice, **74:236**
 - Summary of, **74:215**
 - Termination of lien
 - Lapse of 90-day period, **74:227**
 - Release bond, **74:226**
- Mixed collateral. Foreclosure of mixed collateral, below
- Nonjudicial foreclosure
 - Generally, **74:4**
 - Action to enjoin sale, **74:158**
 - Attorneys' fees, **74:176**
 - Bidding. Trustee's sale, below in this group
 - Choice of judicial or nonjudicial foreclosure, above
 - Completion of sale, **74:165**
 - Considerations prior to use
 - Generally, **74:133**
 - Constitutionality, **74:135**
 - Election of remedies, **74:138**
 - Possession, rents and receiver, right to, **74:136**
 - Power of sale clause, **74:137**
 - Substitution of trustee, **74:139**
 - Trustee's sale guarantee, **74:140**
 - Costs. Reinstatement period, below in this group
 - Damages, action for, **74:175**
 - Default
 - Generally, **74:141**
 - Notice of, **74:145, 74:146**
 - Deficiency judgments, above
 - FDIC interests, **74:141**
 - Federally insured or guaranteed loans, **74:141**
 - Fees. Reinstatement period, below in this group
 - Homeowner foreclosure consultants, **74:174**
 - Mixed collateral. Foreclosure of mixed collateral, above
 - Notice of sale
 - Generally, **74:154**
 - Tax liens, notice for, below in this group
 - Possession after foreclosure, **74:168**
 - Prerequisites, **74:144**

CALIFORNIA PRACTICE—Cont'd

- Nonjudicial foreclosure—Cont'd
 - Proceeds, distribution of, **74:169**
 - Recitals in trustees' deeds, **74:167**
 - Redemption before sale, **74:153**
 - Reinstatement period
 - Generally, **74:150**
 - Costs and fees
 - Prior to notice of default, fees, **74:151**
 - Reinstatement costs, **74:151, 74:152**
 - Sale. Trustee's sale, below in this group
 - Servicemembers Civil Relief Act, **74:142**
 - Set aside sale, actions to, **74:170**
 - Sham foreclosures, **74:172**
 - Tax liens, notice for
 - Federal tax liens, **74:155**
 - Postponed property taxes, **74:157**
 - State tax liens, **74:156**
 - Title of purchaser, **74:166**
 - Trustee's sale
 - Bidding
 - Generally, **74:161**
 - Collusive bidding, **74:163**
 - Credit bids, **74:162**
 - Credit bids, **74:162**
 - Disclosure by lender of property defects to bidder, **74:164**
 - Postponement, **74:159**
 - Several parcels, sale of, **74:160**
 - Unconscionable home equity purchasers, **74:173**
 - Wrongful foreclosure, **74:171**
- Notice
 - Choice of judicial or nonjudicial foreclosure, **74:180**
 - Default, notice of, nonjudicial foreclosure, **74:146**
 - Execution sales of real property, **74:247**
 - Mechanics' liens, above
 - Nonjudicial foreclosure, above
 - Sell under deed of trust, sample notice to default and election, **74:149**
 - Stop notices. Mechanics' liens, above
 - Trustee sale, sample, **74:148**

CALIFORNIA PRACTICE—Cont'd

- Omitting defendants, effect of. Judicial foreclosure, above
- One form of action
 - Generally, **74:17**
 - Affirmative defense, one action rule as, **74:23**
 - Bank account, setoff. Definition of action, below in this group
 - Choice of law, out of state transactions, **74:42**
 - Deficiency judgments, **74:94**
 - Definition of action
 - Bank account. Setoff of bank account or other asset, below in this subgroup
 - Nonjudicial foreclosure, **74:18**
 - Other creditor acts
 - Creditor actions in addition to filing complaint, **74:20**
 - Cross complaints, **74:21**
 - Mixed real and personal property, **74:22**
 - Setoff of bank account or other asset
 - Generally, **74:19**
 - Exceptions to application of rule
 - Adequate payments in bankruptcy, acceptance of, **74:31**
 - Attachment statute, **74:30**
 - Bad faith waste, action for, **74:34**
 - Environmentally impaired property: CCP § 726.5, **74:35**
 - Fraud, **74:32**
 - Guarantor, suit against, **74:28**
 - Hazardous waste, right to inspect for, Civ Code § 2929.5(a), **74:36**
 - Incorrect beneficiary statement, **74:37**
 - Miscellaneous creditor acts, **74:38**
 - Receiverships, **74:29**
 - Rent skimming, **74:33**
 - Worthless security exception
 - Legally worthless, **74:25**
 - Security becomes worthless, **74:26**
 - Sold out junior, **74:27**
 - Receiverships. Exceptions to application of rule, above in this group

CALIFORNIA PRACTICE—Cont'd

- One form of action—Cont'd
 - Sanction, using one action rule as, **74:24**
 - Separate debts
 - One real property security for, **74:41**
 - Secured by separate security, **74:40**
 - Setoff of bank account or other asset. Definition of action, above in this group
 - Single debt with multiple real property security, **74:39**
 - Partial foreclosure of personal property by different procedures, **74:198**
 - Parties. Judicial foreclosure, above
 - Personal and real property as security
 - Foreclosure of mixed collateral, above
 - Possession, right to
 - Generally, **74:5**
 - Nonjudicial foreclosure, **74:136**
 - Possession after foreclosure, nonjudicial foreclosure, **74:168**
 - Postponement
 - Execution sales of real property, **74:249**
 - Property taxes, postponed, nonjudicial foreclosure, notice of sale, tax liens, notice for, **74:157**
 - Trustee's sale, nonjudicial foreclosure, **74:159**
 - Power of sale clause, nonjudicial foreclosure, **74:137**
 - Priorities
 - Construction or other liens, subordination to, deficiency judgments, purchase money mortgages: CCP § 580b, nonstandard transactions, exceptions for, **74:107**
 - Judicial foreclosure, **74:80**
 - Mechanics' liens, **74:225**
 - Proceeds, distribution of, nonjudicial foreclosure, **74:169**
 - Promissory estoppel claim after foreclosure, **74:177**
 - Pro rata distribution, stop notices, **74:240**
 - Public works, remedies available for, mechanics' liens, **74:242**

INDEX

CALIFORNIA PRACTICE—Cont'd

- Purchase money mortgages. Deficiency judgments, above
- Receivers
 - Appointment of receiver, judicial foreclosure, **74:79**
 - One form of action, above
 - Right to, **74:5**
- Recitals in trustees' deeds, nonjudicial foreclosure, **74:167**
- Recording
 - Default, notice of, **74:147**
 - Sale, notice of, **74:147**
 - Trustee sale, notice of, **74:147**
- Recording of claim. Mechanics' liens, above
- Redemption rights
 - Choice of judicial or nonjudicial foreclosure, above
 - Deficiency judgments with
 - Judicial foreclosure, **74:87, 74:90**
 - Certificate of sale, **74:88**
 - Deed of sale, **74:88**
 - Rents and profits after sale, **74:89**
 - Statutory redemption, **74:91**
 - Deficiency judgments without, execution sales of real property, foreclosure, **74:15**
 - Equity of redemption, judicial foreclosure, hearing or trial, **74:65**
 - Nonjudicial foreclosure, before sale, **74:153**
- Refinancing, purchase money mortgages: CCP § 580b. Deficiency judgments, above
- Reinstatement
 - Foreclosure of mixed collateral, above
 - Judicial foreclosure, hearing or trial, **74:66**
 - Nonjudicial foreclosure, above
- Release
 - Bond, mechanics' liens, termination of, **74:226**
 - Clauses, judicial foreclosure, marshaling assets, **74:74**
- Rents
 - One form of action, exceptions to application of rule, rent skimming, **74:33**

CALIFORNIA PRACTICE—Cont'd

- Rents—Cont'd
 - Right to, **74:5**
- Sale
 - Execution sales of real property, **74:248**
 - Judicial foreclosure, above
 - Nonjudicial foreclosure, above
- Sanction, using one action rule as, **74:24**
- Sell under deed of trust, sample notice to default and election, **74:149**
- Senior citizens property tax postponement, foreclosure, special California prerequisites, **74:7**
- Separate debts. One form of action, above
- Set aside sale, actions to, nonjudicial foreclosure, **74:170**
- Setoff of bank account or other asset.
 - One form of action, above
- Several parcels, sale of, nonjudicial foreclosure, **74:160**
- Sham guarantees, deficiency judgments, *Gradsky* exception, **74:129**
- State tax liens, nonjudicial foreclosure, notice of sale, **74:156**
- Stop notices. Mechanics' liens, above
- Subordination to construction or other liens, deficiency judgments, purchase money mortgages: CCP § 580b, nonstandard transactions, exceptions for, **74:107**
- Substitution of trustee, nonjudicial foreclosure, **74:139**
- Taxes
 - Judicial foreclosure for covenant violations, **74:76**
 - Nonjudicial foreclosure, above
 - Senior citizens property tax postponement, special California prerequisites, **74:7**
- Tenants. Judicial foreclosure, above
- Termination of lien. Mechanics' liens, above
- Terminology, **74:1**
- Time of loan origination, unsecured or partially secured notes at, deficiency judgments, purchase money mortgages: CCP § 580b, **74:113**

CALIFORNIA PRACTICE—Cont'd

- Title of purchaser
 - Execution sales of real property, **74:253**
 - Foreclosure of mixed collateral, **74:200**
 - Nonjudicial foreclosure, **74:166**
- Title or adverse claim, litigation of, judicial foreclosure, evidence, **74:69**
- Trial. Judicial foreclosure, above
- Trustee
 - Deed of trust, judicial foreclosure, parties to be joined as defendants, **74:57**
 - Sale guarantee, nonjudicial foreclosure, **74:140**
- Trustee sale, sample notice, **74:148**
- Two funds doctrine, judicial foreclosure, marshalling assets, **74:72**
- Types of security devices, **74:1**
- Unified foreclosure using real property foreclosure. Foreclosure of mixed collateral, above
- Uniform Commercial Code. Foreclosure of mixed collateral, above
- Unjust enrichment, deficiency judgments, purchase money mortgages: CCP § 580b, **74:104**
- Vendee liens, judicial foreclosure, parties to be joined as defendants, **74:56**
- Vendor liens, judicial foreclosure, parties to be joined as defendants, **74:55**
- Venue, judicial foreclosure, **74:44**
- Waiver. Deficiency judgments, above
- Waste
 - Bad faith waste, above
 - Deficiency judgments, above
 - Judicial foreclosure, above
- Worthless security. One form of action, above
- Wrongful foreclosure, **74:171**

CANCELLATION OF INDEBTEDNESS (COD)

- Tax Consequences of Workouts** (this index)

CANCELLATION OF INDEBTEDNESS (COD)—Cont'd

- Tax Consequences To Borrowers, Investors, and Lenders** (this index)
- Workouts. **Tax Consequences of Workouts** (this index)

CAPITAL CONSORTIUM

- Asset securitization and commercial mortgage-backed securities, **67:141**

CAPITAL MAINTENANCE AGREEMENTS

- Bankruptcy relief, savings association holding company petitions for, **44:25**

CAPITAL MARKETS INITIATIVES

- Asset securitization and commercial mortgage-backed securities, **67:141**

CAPITAL STANDARDS

- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)** (this index)

CASH COLLATERAL

- Bankruptcy, use, sale, or lease of property of estate, **31:90**
- Reorganization Under Chapter 11 of Bankruptcy Code** (this index)

CASH FLOW INVESTMENTS

- REMIC (real estate mortgage investment company), asset test for qualification, **67:109**

CASH SETTLEMENT

- Bonding companies, liability of, performance bonds, **47:23**

CASUALTY LOSS

- Construction law and practice, disposition, contracts for, **70:161**
- Insurance** (this index)

CAUSE

- Bankruptcy chapter 13, adjustment of debts of individuals, relief from automatic stay for cause, **35:28**

CAUSES OF DISTRESSED REAL ESTATE

- Generally, **1:1**

INDEX

CAVEAT EMPTOR

Ohio practice, foreclosure by action, **84:53**

CBO (COLLATERALIZED BOND OBLIGATIONS)

Asset securitization and commercial mortgage-backed securities, **67:25**

CERCLA

Environmental Issues (this index)

CERTIFICATES OF AUTHORITY

Construction law and practice, ancillary documents, **70:173**

CERTIFICATES OF RECEIVERSHIP

Arizona practice, **73:84**

CERTIFIED INFORMATION

Construction law and practice, ancillary documents, **70:172**

CERTIFIED MAIL

Ohio practice, service of process, foreclosure by action, **84:25**

CHAIN OF TITLE PROBLEMS

Priorities Among Lien Claimants (this index)

CHANGE OR MODIFICATION

Accounting and Regulatory Implications of Workouts and Foreclosures

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Arizona practice, changing location of trustee's sale, **73:59**

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

Bonding companies, liability of, actions on performance bonds, material alterations, **47:32**

Construction law and practice, disposition, contracts for, amendment, **70:167**

Fixtures, modification of home mortgages in chapter 13, bankruptcy, **54:55**

Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance,

CHANGE OR MODIFICATION

—Cont'd

modifications/recastings, **28:55**

Junior Lenders and Lienholders (this index)

Mortgages (this Index)

New York practice, alterations without consent, diluted acceleration, **82:21**

Priorities among lien claimants, modification or replacement of senior mortgage, priority after, **46:77**

Residential mortgage lending after FIRREA, Truth-In-Lending Act, change in interest rates, **65:12 to 65:14**

Revised Article 9 and Real Property (this index)

Tax Consequences of Workouts (this index)

CHARGEBACK

Tax consequences of workouts, **56:119**

CHECKLIST

Deeds in lieu of foreclosure, risks to lender, **11:15**

CHOICE OF LAW

California practice, out of state transactions, one form of action, **74:42**

Federal Courts (this index)

CHRONOLOGY OF EVENTS

Factors to be considered, **1:9**

CIVIL CONSPIRACY

Liability of lender for controlling debtor and for other acts, fraudulent misrepresentation, **8:13**

CIVIL FINES

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:23**

CLAIMANTS

Lien

Foreclosure sale, set aside, **76:55**

Lien, priority of, **76:54**

CLAIMS PROCEDURES

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:30**

CLASS ACTIONS

- Certification cases
 - Subject matter, **72:31 to 72:37**
- Federal Arbitration Act, **72:13**
- Federal courts
 - Generally, **72:1 et seq.**
 - Aiding and abetting, **72:32**
 - Equal Credit Opportunity Act (ECOA), **72:34**
 - Expansion and limitation of securities, **72:10 to 72:12**
 - Fair Accurate Credit Transactions Act (FACTA), **72:36**
 - Fair Credit Reporting Act (FCRA), **72:36**
 - Fair Debt Collection practices Act (FDCPA), **72:33**
 - Fair Housing Act (FHA), **72:34**
 - Federal Arbitration Act, **72:13**
 - Interlocutory appeal of class certification or denial, Rule 23(F), **72:30**
 - Mortgage-backed securitization litigation May 2008, **66:14**
 - Resources and databases, **72:5, 72:6**
 - Rule 23 categories maintainable, Rule 23(B), **72:24 to 72:29**
 - Rule 23 overview, **72:14 to 72:18**
 - Rule 23 prerequisites, Rule 23(A), **72:19 to 72:23**
 - Stanford Securities Class Action Clearinghouse, **72:6**
 - State class actions, **72:35**
 - Statutory limitations other than Rule 23, **72:7 to 72:9**
 - Subprime litigation crisis, **72:3**
 - Statutory fraud cases, **52:48**

CLASSES OF POTENTIAL PLAINTIFFS

- Fraudulent conveyances and transfers, remedies available to creditors and purchasers, **26:27**

CLASSIFICATION

- Bankruptcy** (this index)
- Priorities among lien claimants, classification of lender-creditor rights by liens and priorities, **46:1**
- Reorganization Under Chapter 11 Of Bankruptcy Code** (this index)

CLASSIFICATION—Cont'd

- Tax consequences of workouts, **56:29, 56:36**

CLEANUP COST LIABILITY

- Environmental Issues** (this index)

CLERK'S ORDER

- Nonjudicial foreclosure, North Carolina Appeal, **83:60**
- Filing, **83:59**

CLO (COLLATERALIZED LOAN OBLIGATIONS)

- Asset securitization and commercial mortgage-backed securities, **67:25**

CLOSE-CONNECTED DOCTRINE

- Holder in due course rule, limitations on, mortgages, **27:104**

CLOSING

- Construction Law and practice** (this index)
- Deeds in lieu of foreclosure, **13:34**
- Residential Mortgage Lending After FIRREA, Regulation Of** (this index)
- Title insurers' liability for escrow and closing services, **48:50 et. seq.**

CMBS (COMMERCIAL MORTGAGE-BACKED SECURITIES)

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

CMO (COLLATERAL MORTGAGE OBLIGATIONS)

- Pool level, avoidance of tax at, asset securitization and commercial mortgage-backed securities, **67:98**

COD (CANCELLATION OF INDEBTEDNESS)

- Cancellation of Indebtedness (COD)** (this index)

CODEBTOR

- Adjustment of debts of individuals, bankruptcy chapter 13, stay of action against codebtor, **35:32**

INDEX

COIT CASE

Financial Institutions Reform, Recovery and Enforcement Act, adjudication by FDIC, **64:32**

COLLATERAL DOCUMENTS

Priorities among lien claimants, references in collateral documents, chain of title problems, **46:22**

COLLATERALIZED BOND OBLIGATIONS (CBO)

Asset securitization and commercial mortgage-backed securities, **67:25**

COLLATERALIZED DEBT OBLIGATIONS

Mortgage-backed securitization litigation May 2008, **66:7**

COLLATERALIZED LOAN OBLIGATIONS (CLO)

Asset securitization and commercial mortgage-backed securities, **67:25**

COLLATERAL MORTGAGE OBLIGATIONS (CMO)

Pool level, avoidance of tax at, asset securitization and commercial mortgage-backed securities, **67:98**

COLLECTION

Arizona practice (this index)
Nonjudicial foreclosure, collection of rents and profits during, **19:6**
Revised Article 9 and Real Property (this index)

COLLUSIVE BIDDING

Bankruptcy estate, use, sale, or lease of property of, **31:95**

COMBINED FINANCING

Construction law and practice, project chronology, financing commitments, **70:12**

COMMENCEMENT OF CASE

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)
Arizona practice (this index)

COMMERCIAL

MORTGAGE-BACKED SECURITIES

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

COMMERCIAL MORTGAGES

Mortgages (this index)

COMMITMENT

Liability of lender for controlling debtor and for other acts, oral agreement to lend or extend loan, enforcement of, **8:36**

Residential mortgage lending after FIRREA, regulation of, commitment letter and loan agreement, **65:25**

Term financing, **Construction Law and practice** (this index)

COMMODITY CREDIT CORPORATION (CCC)

Workouts, agricultural financing, sources of credit, **7:15**

COMMON LAW

D'Oench, Duhme common law doctrine, preemption by 12 USCA § 1823(e), **53:16**

Environmental Issues (this index)

Fixtures, nonpurchase money security interest priority over subsequently arising real estate interest, **54:30**

Fraud, **52:6**

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Possession (this index)

COMMUNITY PROPERTY

Bankruptcy, **39:12**

COMMUNITY REINVESTMENT ACT

Residential mortgage lending after FIRREA, regulation of, post closing, **65:49**

COMPENSATION

Architectural contracts, **70:79**

Arizona practice, compensation of receiver, **73:85**

COMPLAINT

- Arizona practice, foreclosure, enforcement of mortgages, **73:21**
- California practice, judicial foreclosure, **74:63**
- Florida practice** (this index)
- Judicial foreclosure, generally, **18:21**
- Michigan practice** (this index)
- New York practice, judicial foreclosure, **82:45**
- Ohio practice, foreclosure by action, **84:33**
- Summary proceedings to obtain possession, **57:42**

COMPLETION

- Construction Law and practice** (this index)

COMPLEXITY

- Construction Law and practice** (this index)

COMPREHENSIVE

- ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT (CERCLA)**
- Environmental Issues** (this index)

CONDITIONAL DELIVERY

- Deeds In Lieu Of Foreclosure** (this index)

CONDITIONAL SALE

- Secured instruments, **83:3**

CONDITIONAL SUBORDINATION

- Junior mortgages, types of, **29:12**

CONDITIONS

- Term financing. **Construction Law and practice** (this index)

CONDITIONS PRECEDENT

- Summary Proceedings To Obtain Possession** (this index)

CONDOMINIUMS

- Adjustment of debts of individuals, bankruptcy chapter 13, nondischargeability of fees, **35:100**
- Arizona practice, foreclosure, **73:35**
- Possession, affirmative defenses relating to, **57:85**

CONDUIT LENDING

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

CONFIDENTIALITY

- Loan information, asset securitization and commercial mortgage-backed securities, **67:140**

CONFIRMATION

- Bankruptcy** (this Index)

CONFIRMATION OF SALE AND DEFICIENCY JUDGMENTS

- Generally, **22:1**
- Anti-deficiency statutes and guarantors, **22:32**
- Appraisal statutes
 - Generally, **22:11**
 - Deficiency judgment, appraisal as restriction on, **22:14**
 - Limited effectiveness of, **22:15**
 - Redemption amount based on appraisal, **22:13**
 - Upset amount, appraisal as, **22:12**
- Court powers, statutes dealing with
 - Generally, **22:20**
- Confirmation
 - Vacating confirmed sale, **22:22**
 - Withholding confirmation, statutory grounds for, **22:21**
- Delay or enjoin sale, power to, **22:24**
- Upset price, power to establish, **22:23**
- Fair market value statutes
 - Generally, **22:16**
 - Lender purchases and/or private sales, statutes limited to, **22:17**
 - Method for determining fair market value, **22:18**
- Florida practice, foreclosure sale procedures, **75:54**
- Foreclosure first statutes, **22:26**
- Judicial and equitable controls
 - Discretion of court in confirming sale
 - Generally, **22:3**
 - Deficiency judgment, sale confirmation necessary for, **22:3**
 - Grossly inadequate sale price, **22:5**
 - Inadequate sale price, **22:4, 22:5**

INDEX

CONFIRMATION OF SALE AND DEFICIENCY JUDGMENTS

—Cont'd

- Judicial and equitable controls—Cont'd
 - Discretion of court in confirming sale—Cont'd
 - Purchase by lender, **22:8**
 - Resale after failure to confirm, **22:6**
 - Rights and obligations of purchaser, **22:7**
 - Sale in conformity with statutes, **22:2**
 - Judicial foreclosure sale, **18:46**
 - Michigan practice, judicial foreclosure of mortgages and land contracts, **80:62**
 - New York practice, judicial foreclosure, **82:65**
 - Ohio practice, foreclosure by action, **84:49**
 - Redemption. Statutory controls, below
 - Statutory controls
 - Appraisal statutes, above
 - Court powers, statutes dealing with, above
 - Deficiency judgments
 - Appraisal as restriction on, **22:14**
 - Statutes prohibiting, **22:19**
 - Dormant foreclosure judgments, **22:31**
 - Election of remedies statutes, **22:27**
 - Equitable redemption, statutory extension of, **22:28**
 - Fair market value statutes, above
 - Foreclosure first statutes, **22:26**
 - Historical background, **22:10**
 - Miscellaneous statutory controls, **22:25 to 22:30**
 - Moratorium and mediation statutes, **22:30**
 - One action statutes, **22:25**
 - Redemption
 - Equitable redemption, statutory extension of, **22:28**
 - Sale, statutory right to redeem after, **22:29**
 - Title obtained by purchaser, **22:9**

CONFLICTS OF INTEREST

- Current appraisal practice, **50:9**

CONGRESSIONAL OBJECTIVES

- Adjustment of debts of individuals, bankruptcy chapter 13, **35:1**

CONSENT FORECLOSURES

- Illinois practice, judicial foreclosure, **77:14**

CONSERVATORS

- Federal Courts** (this index)

CONSIDERATION

- Arizona practice, failure of consideration, defenses, **73:73**
- Deeds in lieu of foreclosure, risks to lender, challenge for inadequate consideration, **11:10**
- Fraudulent Conveyances and Transfers** (this index)
- Guarantors, liability of, fraudulent conveyances, adequate consideration, **49:11**
- Pool level, avoidance of tax at
 - Collateral mortgage obligations (CMO), **67:98**
- Texas practice** (this index)

CONSORTIUM LOANS

- Mortgage, transfer by lender, **27:9**

CONSPIRACY

- Racketeer Influenced and Corrupt Organizations Act (RICO), **9:19**

CONSPIRACY TO DEFRAUD, CIVIL

- Liability of lender for controlling debtor and for other acts, fraudulent misrepresentation, **8:13**

CONSTITUTIONAL LAW

- California practice, nonjudicial foreclosure, **74:135**
- Nonjudicial foreclosure sales, **19:33**
- Usury** (this index)

CONSTRUCTION FINANCING

- Construction Law and practice** (this index)

CONSTRUCTION LAW AND PRACTICE

- Generally, **69:1**
- Acquisition of land. Land acquisition, below

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Agency relationship, brokers, dealing with, **70:188**
- Ancillary documents
 - Generally, **70:168**
 - Bills of sale, **70:170**
 - Certificates of authority, **70:173**
 - Certified information, **70:172**
 - Closing memoranda, **70:174**
 - Deeds, **70:169**
 - Notice letters, **70:175**
 - Price allocation, **70:171**
- Architectural Contracts** (this index)
- Assignment, disposition, contracts for, **70:166**
- Attorneys and their roles
 - Generally, **70:29**
 - Developer's counsel
 - Generally, **70:30**
 - Documentation, **70:32**
 - Enforcement, **70:33**
 - Forecasting, **70:31**
 - Documents
 - Generally, **70:37**
 - Cross references, **70:40**
 - Defined terms, **70:39**
 - Legalese, **70:43**
 - Length, **70:44**
 - Numbering, **70:41**
 - Packaging, **70:46**
 - Pronouns, **70:42**
 - Schedules, **70:45**
 - Table of contents, **70:38**
 - Opinions
 - Generally, **70:34**
 - Formal opinions, **70:36**
 - Informal opinions, **70:35**
- Bankruptcy** (this index)
- Bills of sale, ancillary documents, **70:170**
- Borrowing entity, term financing, **70:99**
- Bridge commitments, term financing, **70:85**
- Brokers, dealing with
 - Generally, **70:185**
 - Controlling relationship
 - Generally, **70:186**
 - Agency relationship, **70:188**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Brokers, dealing with—Cont'd
- Controlling relationship—Cont'd
 - Mentality of broker, **70:187**
 - Project information, **70:189**
- Customary arrangements
 - Generally, **70:200**
 - Exclusive listing, **70:203**
 - Net listings, **70:201**
 - Open listings, **70:202**
- Overview of law
 - Generally, **70:190**
 - Ability to purchase, **70:197**
 - Contract terms, **70:196**
 - Determination of employment, **70:193**
 - Failure to close, **70:194**
 - Licensing, **70:198**
 - Multiple commissions, **70:199**
 - Procuring cause, **70:195**
 - Seller liability, **70:192**
 - Statute of frauds, **70:191**
- Written brokerage agreements
 - Generally, **70:204**
 - Negotiable terms, **70:205**
 - Sample form, **70:206**
- Builders, parties, **70:25**
- Business terms
 - Land acquisition, **70:54**
 - Term financing, **70:97**
- Casualty loss, disposition, contracts for, **70:161**
- Certificates of authority, ancillary documents, **70:173**
- Certified information, ancillary documents, **70:172**
- Closing
 - Disposition, contracts for
 - Generally, **70:146**
 - Closing date, **70:148**
 - Closing documents, **70:147**
 - Operations pending closing, **70:160**
 - Memoranda, ancillary documents, **70:174**
- Combined financing, project chronology, financing commitments, **70:12**
- Commitment. Term financing, below

INDEX

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Completion
 - Generally, **70:17**
 - Lease/sale closings, **70:19**
 - Operating contracts, **70:20**
 - Project sale, **70:21**
 - Purchase money financing, completed projects, **70:64**
 - Term financing, **70:18**
- Complexity
 - Generally, **70:208**
 - Pre-closed loan, **70:121**
- Conclusion
 - Generally, **70:207**
 - Complexity, **70:208**
 - Remedies, **70:209**
 - Unpredictability, **70:210**
- Conditions. Term financing, below
- Construction financing
 - Generally, **70:104**
 - Construction lender impediments, below
 - Construction loan documents, below
 - Practical and Business Aspects** (this index)
 - Pre-closed loan, below
- Production
 - Generally, **70:122**
 - Approvals, **70:125**
 - Loan balancing, **70:124**
 - Retainage, **70:123**
 - Technical default, **70:126**
 - Term loan closing, **70:127**
- Project chronology, financing commitments, **70:11**
- Workouts** (this index)
- Construction lender impediments
 - Generally, **70:105**
 - Collateral value, **70:107**
 - Inadequate remedies, **70:108**
 - Project control, **70:106**
- Construction loan agreement, **69:4, 70:110**
- Construction loan documents
 - Generally, **70:109**
 - Loan agreement, **70:110**
 - Miscellaneous documents, **70:114**
 - Mortgage/deed of trust, **70:112**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Construction loan documents—Cont'd
 - Promissory note, **70:111**
 - Security agreements, **70:113**
- Construction loan workouts, **69:5**
- Control
 - Architectural contracts, dealing with architects, **70:74**
 - Brokers, dealing with, above
 - Land acquisition, control devices, generally, **70:52**
- Cost
 - Estimates, project chronology, planning feasibility, **70:7**
 - Savings, pre-closed loan, **70:117**
 - Title, disposition, contracts for, **70:143**
- Curative work, title, disposition, contracts for, **70:145**
- Declining rates, pre-closed loan, **70:118**
- Deeds, ancillary documents, **70:169**
- Default
 - Construction loan agreement, **69:4**
 - Disposition, contracts for, below
 - Term financing, lending commitments, commitment enforcement, **70:89**
- Defenses, purchase money financing, common concerns, **70:70**
- Delay of project, pre-closed loan, **70:116**
- Deposits, prorations, disposition, contracts for, **70:156**
- Description of property, disposition, contracts for, **70:136**
- Developers, parties, **70:23**
- Development agreements, land acquisition, **70:60**
- Disbursements, disposition, contracts for, prorations, **70:155**
- Disposition, contracts for
 - Generally, **70:132**
 - Amendment, **70:167**
 - Ancillary documents, above
 - Assignment, **70:166**
 - Casualty loss, **70:161**
 - Closing, above
 - Default and remedies
 - Generally, **70:162**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Disposition, contracts for—Cont'd
 - Default and remedies—Cont'd
 - Inadequacy, **70:164**
 - Liquidated damages, **70:163**
 - Description of property, **70:136**
 - Escrow instructions, **70:176**
 - General considerations
 - Generally, **70:133**
 - Investigation, **70:134**
 - Negotiation, **70:135**
 - Operations pending closing, **70:160**
 - Order of execution, **70:165**
 - Project condition
 - Generally, **70:149**
 - “As is” sale, **70:150**
 - Full warranty sale, **70:151**
 - Inspection sale, **70:152**
 - Prorations
 - Generally, **70:153**
 - Deposits, **70:156**
 - Disbursements, **70:155**
 - Employees, **70:157**
 - Insurance, **70:158**
 - Receipts, **70:154**
 - Taxes, **70:159**
 - Purchase price
 - Generally, **70:137**
 - Down payment, **70:139**
 - Earnest money, **70:138**
 - Financed amount, **70:140**
 - Reflections, **70:184**
 - Title
 - Generally, **70:141**
 - Cost, **70:143**
 - Curative work, **70:145**
 - Exceptions, **70:142**
 - Title examiner, **70:144**
 - Variations
 - Generally, **70:177**
 - Multiple projects, **70:183**
 - Option; operating lease, **70:179**
 - Price, variable, **70:182**
 - Sale; installment sale back, **70:180**
 - Sale-leaseback, **70:178**
 - Sandwich sale; flips, **70:181**
 - Down payment, disposition, contracts for, **70:139**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Earnest money, disposition, contracts for, purchase price, **70:138**
- Employees, disposition, contracts for, prorations, **70:157**
- End users, parties, **70:28**
- Environmental concerns, **69:13**
- Escrow instructions, disposition, contracts for, **70:176**
- Exceptions, title, disposition, contracts for, **70:142**
- Exclusive listing, brokers, dealing with, customary arrangements, **70:203**
- Failure of construction projects, **69:3**
- Financed amount, disposition, contracts for, purchase price, **70:140**
- Financing. Construction financing, above
- Financing commitments. Project chronology, below
- Foreclosure and other terminations of mortgages, **69:7**
- Gap commitments, term financing, lending commitments, **70:86**
- Income tax consequences, **69:10**
- Increasing rates, pre-closed loan, **70:119**
- Inflation, project economics, **70:49**
- Inspection sale, disposition, contracts for, project condition, **70:152**
- Installment sale back, disposition, contracts for, variations, **70:180**
- Insurance, disposition, contracts for, prorations, **70:158**
- Interest
 - Declining rates, pre-closed loan, **70:118**
 - Increasing rates, pre-closed loan, **70:119**
- Interim protection for construction lenders, **69:6**
- Investigation, disposition, contracts for, **70:134**
- Land acquisition
 - Generally, **70:51**
 - Business terms, **70:54**
 - Contracts, **70:53**
 - Control devices, generally, **70:52**
 - Development agreements, **70:60**
 - Option agreements, **70:59**

INDEX

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Land acquisition—Cont'd
 - Preprinted forms
 - Generally, **70:55**
 - Format, **70:56**
 - Letters of intent, **70:58**
 - Proprietary interest, **70:57**
 - Project chronology, planning feasibility, **70:4**
 - Reciprocal easement agreements, **70:62**
 - Right of refusal agreements, **70:61**
- Lenders, parties, **70:26**
- Lending commitments. Term financing, below
- Letters of intent, land acquisition, preprinted forms, **70:58**
- Leverage, project economics, **70:50**
- Licensing, brokers, dealing with, **70:198**
- Lien priority, pre-closed loan, **70:120**
- Liquidated damages, disposition, contracts for, **70:163**
- Long term leases, **70:71**
- Management
 - Agreements, operating agreements, **70:129**
 - Purchase money financing, common concerns, **70:69**
- Marketing, project chronology, production, **70:16**
- Market studies, project chronology, planning feasibility, **70:5**
- Mortgage/deed of trust, construction loan documents, **70:112**
- Multiple projects, disposition, contracts for, variations, **70:183**
- Negotiation, disposition, contracts for, general considerations, **70:135**
- Notice letters, ancillary documents, **70:175**
- Operating agreements
 - Generally, **70:128**
 - Completion, **70:20**
 - Financing, impact on, **70:130**
 - Management agreements, **70:129**
 - Sale, impact on, **70:131**
- Opinions. Attorneys and their roles, above

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Options
 - Land acquisition, **70:59**
 - Operating lease, disposition, contracts for, variations, **70:179**
- Order of execution, disposition, contracts for, **70:165**
- Overview of construction process
 - Generally, **69:2, 70:1**
 - Architectural Contracts** (this index)
 - Attorneys and their roles, above
 - Brokers, dealing with, above
 - Conclusion, above
 - Construction financing, above
 - Disposition, contracts for, above
 - Financing. Construction financing, above
 - Land acquisition, above
 - Long term leases, **70:71**
 - Operating agreements, above
 - Parties, below
 - Project chronology, below
 - Project economics, below
 - Purchase money financing, below
 - Term financing, below
- Owning entity, selection of, project chronology, planning feasibility, **70:8**
- Parties
 - Generally, **70:22**
 - Builders, **70:25**
 - Developers, **70:23**
 - End users, **70:28**
 - Lenders, **70:26**
 - Planners, **70:24**
 - Regulators, **70:27**
- Planners, parties, **70:24**
- Planning feasibility. Project chronology, below
- Possession, obtaining, **69:11**
- Pre-closed loan
 - Generally, **70:115**
 - Complexity, **70:121**
 - Cost savings, **70:117**
 - Declining rates, **70:118**
 - Delay of project, **70:116**
 - Increasing rates, **70:119**
 - Lien priority, **70:120**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Prepayment, purchase money financing, common concerns, **70:67**
- Preprinted forms. Land acquisition, above
- Price
 - Allocation, ancillary documents, **70:171**
 - Variable, disposition, contracts for, **70:182**
- Priorities among lien claimants, pre-closed loan, **70:120**
- Prior mortgages, purchase money financing, common concerns, **70:68**
- Production. Project chronology, below
- Project chronology
 - Generally, **70:2**
 - Completion, above
 - Financing commitments
 - Generally, **70:9**
 - Combined financing, **70:12**
 - Construction financing, **70:11**
 - Term financing, **70:10**
 - Planning feasibility
 - Generally, **70:3**
 - Acquisition of land, **70:4**
 - Cost estimates, **70:7**
 - Market studies, **70:5**
 - Owning entity, selection of, **70:8**
 - Project design, **70:6**
 - Production
 - Generally, **70:13**
 - Architectural/engineering contracts, **70:14**
 - Construction contracts, **70:15**
 - Marketing, **70:16**
- Project condition. Disposition, contracts for, above
- Project design, project chronology, planning feasibility, **70:6**
- Project economics
 - 5.1 subdivision, **70:48**
 - Generally, **70:47**
 - Inflation, **70:49**
 - Leverage, **70:50**
- Promissory note, construction loan documents, **70:111**
- Proprietary interest, land acquisition, preprinted forms, **70:57**

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Prorations. Disposition, contracts for, above
- Purchase money financing
 - Generally, **70:63**
 - Common concerns
 - Generally, **70:66**
 - Defenses, **70:70**
 - Management, **70:69**
 - Prepayment, **70:67**
 - Prior mortgages, **70:68**
 - Completed projects, **70:64**
 - Raw land, **70:65**
- Purchase price. Disposition, contracts for, above
- Raw land, purchase money financing, **70:65**
- Real estate obtained by lender from mortgagor (REO), **69:12**
- Receipts, disposition, contracts for, prorations, **70:154**
- Reciprocal easement agreements, land acquisition, **70:62**
- Regulators, parties, **70:27**
- Remedies, **70:209**
- REO (real estate obtained by lender from mortgagor), **69:12**
- Right of refusal agreements, land acquisition, **70:61**
- Sale; installment sale back, disposition, contracts for, variations, **70:180**
- Sale-leaseback, disposition, contracts for, variations, **70:178**
- Sandwich sale; flips, disposition, contracts for, variations, **70:181**
- Security agreements, construction loan documents, **70:113**
- Standby commitments, term financing, lending commitments, **70:84**
- Statute of frauds, brokers, dealing with, overview of law, **70:191**
- Take-out commitments, term financing, lending commitments, **70:83**
- Taxes
 - Income tax consequences, **69:10**
 - Prorations, disposition, contracts for, **70:159**
- Term financing
 - Generally, **70:81**

INDEX

CONSTRUCTION LAW AND PRACTICE—Cont'd

- Term financing—Cont'd
 - Borrowing entity, **70:99**
 - Business terms, **70:97**
 - Completion, **70:18**
 - Conditions
 - Not subject to early satisfaction, **70:101**
 - Subject to early satisfaction, **70:100**
 - Lending commitments
 - Generally, **70:82**
 - Bridge commitments, **70:85**
 - Commitment enforcement
 - Generally, **70:87**
 - Default, **70:89**
 - General rule, **70:88**
 - Commitment process
 - Generally, **70:90**
 - Application, **70:91**
 - Broker, **70:92**
 - Commitment issuance, **70:95**
 - Committee approval, **70:94**
 - Developer's response, **70:96**
 - Initial approval, **70:93**
 - Gap commitments, **70:86**
 - Standby commitments, **70:84**
 - Take-out commitments, **70:83**
 - Party issuing commitment, **70:98**
 - Project chronology, financing commitments, **70:10**
 - Term loan closing, production, **70:127**
 - Term loan documents
 - Generally, **70:102**
 - Buy-sell agreements, **70:103**
 - Third party claims and liabilities, **69:9**
 - Title. Disposition, contracts for, above
 - Title examiner, disposition, contracts for title, **70:144**
 - Unpredictability, **70:210**
 - Variations. Disposition, contracts for, above
 - Workouts, construction loans, **69:5**

CONSTRUCTION LIENS

- California practice, subordination to liens, deficiency judgments, purchase money mortgages: CCP § 580b, nonstandard transactions,

CONSTRUCTION LIENS—Cont'd

- exceptions for, **74:107**

CONSTRUCTION MORTGAGES

- Fixtures** (this index)
- Workouts** (this index)

CONSTRUCTION OR INTERPRETATION

- Adequate protection, reorganization under chapter 11 of bankruptcy code, **34:47**
- Executory contracts, installment land contracts construed as, bankruptcy, vendee as debtor, **16:17**
- Florida practice, interests construed as mortgages, **75:2**
- Foreclosure, due on sale clause, acceleration of debt, Garn-St. Germain Act, interpretations of, **17:16**
- Insurance coverage for environmental damage. **Environmental Issues** (this index)
- New York practice** (this index)
- Real property recording acts, priorities among lien claimants, **46:6**
- Recording acts, interpretation of, priorities among lien claimants, **46:6**
- Reorganization under chapter 11 of bankruptcy code, adequate protection, interpretation of, valuation of property in bankruptcy, **34:47**

CONSTRUCTIVE FRAUD

- Fraudulent Conveyances and Transfers** (this index)
- Georgia practice, foreclosure under power of sale, **76:38**
- Guarantors, liability of, fraudulent conveyances, **49:10**
- Lender's liability, **8:12**

CONSTRUCTIVE KNOWLEDGE

- Bankruptcy** (this index)

CONSTRUCTIVE SERVICE OF PROCESS

- Florida practice, **75:38**

CONSTRUCTIVE TRUSTS

- Mortgages. **Bankruptcy** (this index)

CONSULTANTS

Environmental consultants.
Environmental Due Diligence
 (this index)

CONSUMER BANKRUPTCY CASES

Fixtures, **54:57**

CONSUMER FINANCIAL PROTECTION BUREAU (CFPB)

Generally, **20:1 et seq.**
 Core functions of Bureau, **20:3**
 Federal preemption of State consumer protections and prerequisites to foreclosure, **20:2**
 Supervision and examination manual, **20:4**

CONSUMER GOODS

California practice, exclusion of consumer goods, foreclosure of mixed collateral, problems interpreting UCC § 9604, **74:214**

CONTINENTAL'S FINANCIAL CRISIS

Liability of lender for controlling debtor and for other acts, breach of contract to lend, **8:31**

CONTINGENT LIABILITIES

Tax consequences of workouts, **56:70**

CONTINGENT PAYABLES

Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:21**

CONTINGENT RECEIVABLES

Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:22**

CONTINUANCE

Postponement (this index)

CONTINUING DUE DILIGENCE/COMPLIANCE

Environmental Due Diligence (this index)

CONTINUOUS OPERATION CLAUSES

Bankruptcy (this index)

CONTRACT FOR DEEDS

Installment Land Contracts (this index)

CONTRACTS

Installment land, **85:9**

CONTROL

Adjustment of debts of individuals, control by debtor over reorganization plan, choice of chapter 11 or 13, **35:7**

Architectural contracts, dealing with architects, **70:74**

Construction Law and practice (this index)

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Reorganization Under Chapter 11 of Bankruptcy Code (this index)

CONVENTIONAL LOANS

Residential mortgage lending after FIRREA, regulation of, **65:5**

CONVERSION

Bankruptcy (this index)

Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:50**

Tax consequences of workouts, **56:130**

Tax consequences to borrowers, investors, and lenders, nonrecourse debt, conversion of recourse debt to, **55:99**

Thrift conversion to bank, Financial Institutions Reform, Recovery and Enforcement Act, **64:20**

COOPERATIVE FEES

Adjustment of debts of individuals, bankruptcy chapter 13, nondischargeability of cooperative fees, **35:100**

CO-OPERATIVES

Bankruptcy, interests in co-ops, special types of farm property, **41:7**

CO-OWNED PROPERTY

Bankruptcy estate, sale of property of, **31:94**

INDEX

CORPORATE INCOME TAX

Asset securitization and commercial mortgage-backed securities, income from foreclosure property, trustee and servicing, **67:66**

CORPORATIONS

Adjustment of debts of individuals, bankruptcy chapter 13, debtors engaged in business, **35:14**

Asset securitization and commercial mortgage-backed securities, income from foreclosure property, trustee and servicing, **67:66**

Formalities, failure to comply with, turnover of property from court-appointed receiver to trustee in bankruptcy, **31:114**

Guarantors, Liability Of (this index)

Tax consequences of workouts, bankruptcy rules, section 1399, **56:158**

Tax consequences to borrowers, investors, and lenders, bankruptcy rules, **55:171**

CORRECTIVE ACTIONS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:22**

COSIGNERS

Mortgages, effect of transfer on liability of, **25:24**

COSTS

California practice (this index)

Construction Law and practice (this index)

Estimates, architectural contracts, **70:76**

Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, related costs, **10:24**

Florida practice, foreclosure practice and procedure, **75:45**

Housing and Urban Development (HUDFHA) mortgages (this index)

Judicial foreclosure, judgment or decree, **18:37**

New York practice, judicial foreclosure, **82:58, 82:60**

COSTS—Cont'd

Securitization, costs of, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:56**

Texas practice (this index)

COTTAGE SAVINGS

Tax consequences of workouts, **56:40**

COUNTERCLAIM

Arizona practice, **73:72**

Michigan practice, summary proceedings to recover possession following mortgage foreclosure, **80:88**

Ohio practice, foreclosure by action, **84:37**

COVENANTS

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

California practice (this index)

Environmental Issues (this index)

Judicial foreclosure, **18:34**

Repair (this index)

Tax consequences to borrowers, investors, and lenders, bright-line and safe harbor rules, significant modifications, obligor or security, change in, **55:70**

Waste (this index)

CRAM DOWN

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Reorganization Under Chapter 11 of Bankruptcy Code (this index)

CREATIVE FINANCING ARRANGEMENTS

Junior mortgages, types of, **29:4**

CREDIT AND WORKING CAPITAL FOR DEBTOR

Bankruptcy (this index)

CREDIT BIDS

California practice, trustee's sale, nonjudicial foreclosure, **74:162**

CREDIT ENHANCEMENT

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

**CREDIT LEASE-BACKED
TRANSACTIONS**

Asset securitization and commercial mortgage-backed securities, real estate interests other than home mortgages, **67:19**

CREDITORS' RIGHTS ISSUES

Guarantors, liability of, **49:8**

CRIMINAL PROSECUTION

Environmental issues, purchase and sale of property, **61:17**

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:24**

Fraud or false claims related to real estate financing, **52:5**

CROPS

Bankruptcy (this index)

Fixtures, priority exceptions, **54:45, 54:46**

Revised article 9 and real property, legal descriptions, filing of financing statements, **21:44**

Waste, **14:7**

**CROSS COLLATERALIZATION
CLAUSES**

Adjustment of debts of individuals, bankruptcy chapter 13, when is mortgage secured only by debtor's residence, **35:130**

CROSS COMPLAINTS

California practice, one form of action, definition of action, **74:21**

CROSS GUARANTEES

Bankruptcy, savings association holding company petitions for bankruptcy relief, **44:22**

CROSS REFERENCES

Construction law and practice, attorneys and their roles, documents, **70:40**

CURATIVE WORK

Construction law and practice, title, disposition, contracts for, **70:145**

CURE OF DEFAULT

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

CURE OF DEFAULT—Cont'd

Nonjudicial foreclosure
North Carolina, **83:67**

Nonjudicial foreclosure, preliminaries to sale, **19:7**

CUTTING TIMBER

Waste, **14:5**

DAMAGES

California practice, nonjudicial foreclosure, **74:175**

Environmental damage. **Environmental Issues** (this index)

Installment land contracts, seller's remedies upon default, **16:5**

Lender's liability for breach of loan commitment, **8:28**

Liquidated damages, construction law and practice, disposition, contracts for, **70:163**

Performance bonds, actions on. **Bonding Companies, Liability Of** (this index)

Texas practice (this index)

Waste (this index)

DEATH

Mortgages, death of borrower, transfer upon, **25:23**

Texas practice (this index)

DEBT, ACTION ON

Arizona practice, pendency of separate action on debt, defenses, **73:70**

DEBT-FOR-DEBT EXCHANGES

Tax Consequences To Borrowers, Investors, and Lenders (this index)

**DEBTOR-IN-POSSESSION (DIP)
FINANCING**

Reorganization under chapter 11 of bankruptcy code, **34:88**

DECLINING RATES

Construction law and practice, pre-closed loan, **70:118**

DEED OF TRUST

Generally. **Mortgages** (this index)

Nevada (this index)

North Carolina practice (this index)

INDEX

DEEDS

Construction law and practice, ancillary documents, **70:169**

Executory Deeds (this index)

Georgia practice (this index)

Iowa practice, deed in lieu of foreclosure, **78:16**

Massachusetts practice (this index)

Michigan practice, **80:61**

New York practice, deed as mortgage, judicial foreclosure, **82:44**

Nonjudicial foreclosure, deed of trustee in foreclosure, **19:17**

DEEDS IN LIEU OF FORECLOSURE

Generally, **11:1, 13:31**

Advantages

Borrower, advantages to, **11:3**

Lender, advantages to, **11:2**

Avoidance of merger, **13:33**

California practice, **74:3**

Closing requirements, **13:34**

Conditional delivery of deed to mortgagee. Risks to lender, below

Default, remedies of lender upon, **13:6**

FHA mortgages, **11:17**

Florida practice, **75:19**

Guarantor liability, loss of, risks to lender, **11:11**

Guarantors, loss of liability of, risks to lender, **11:11**

Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance, alternatives of HUD to foreclosure and loss mitigation, **28:57**

Illinois practice, **77:3**

Junior lenders and lienholders

Foreclosure by senior lender, rights of junior lenders upon, **29:20**

Risks to lender, subordinate or junior liens, **11:5**

Merger

Avoidance of, **13:33**

Risks to lender, merger may extinguish mortgage, **11:7**

New York practice, **82:56**

Ohio practice, **84:18**

Retention of leasehold or other interest by mortgagor, **13:32**

DEEDS IN LIEU OF FORECLOSURE

—Cont'd

Risks to lender

Challenge for fraud or inadequate consideration, **11:10**

Checklist, **11:15**

Conditional delivery of deed to mortgagee

Agreement of mortgagee to deed back, **11:8**

Escrow, deed held in, **11:9**

Executory deeds, **11:9**

Guarantor liability, loss of, **11:11**

Marketability of title, **11:13**

Merger may extinguish mortgage, **11:7**

Preserving or terminating mortgagor's tenants' leases, **11:14**

Property value, costs, and alternatives, **11:4**

Subordinate or junior liens, **11:5**

Unrecorded liens, **11:6**

Voidability, **11:12**

Title Insurance (this index)

Value, risks to lender, **11:4**

Veterans Administration (VA) mortgages, **11:16, 28:11**

Workouts, construction mortgage loans, objectives and options of construction lender, **6:7**

DEFAULT

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

Assignment of rents and profits

Agreement after default, **13:17**

Court responses to assignment clauses, **13:16**

Original agreement, **13:15, 13:16**

Possession, assignment as preferable to, original agreement, **13:15**

Bankruptcy (this index)

Bonding companies, liability of, performance bonds, default of contractor, **47:18**

Construction financing, production, technical default, **70:126**

Construction Law and practice (this index)

Cure Of Default (this index)

DEFAULT—Cont'd

- Deeds in lieu of foreclosure, remedies of lender upon default, **13:6**
- Devolution To Mortgagee Of Landlord's Obligations and Liabilities** (this index)
- FDIC/RTC, rights of, failed institution as tenant
 - Generally, **13:42**
 - Policies on foreclosure consent and redemption, **13:43**
- Florida practice** (this index)
- Foreclosure** (this index)
- Housing and Urban Development (HUDFHA) Mortgages** (this index)
- Installment Land Contracts** (this index)
- Iowa practice, judicial foreclosure of mortgages, **78:9**
- Lender, rights of
 - Foreclosure** (this index)
 - Overview
 - Lender diligence required, **12:1**
 - Protecting property prior to foreclosure, **12:2**
 - Termination of mortgagor's interest in mortgaged real estate, **12:3**
 - Preserving value after default and before foreclosure, **13:1**
 - Priorities, lease and mortgage, below in this group
 - Receivership** (this index)
 - Remedies of lender upon default, below in this group
- Massachusetts practice, **79:8 et seq.**
- Michigan practice, **80:4**
- Mortgages, transfer by lender, **27:119**
- Nonjudicial Foreclosure** (this index)
- Performance bonds, default of contractor, **47:18**
- Possession
 - Assignment of rents and profits as preferable to possession, original agreement, **13:15**
 - Remedies of lender upon default, below
 - Summary proceedings to obtain possession following foreclosure, **57:91**

DEFAULT—Cont'd

- Preserving value after default and before foreclosure, **13:1**
- Prior Defaults** (this index)
- Priorities, lease and mortgage
 - Generally, **13:20**
 - Analytical framework, **13:26**
 - Intermediate theory states, **13:25**
 - Lien theory states, **13:24**
 - Title theory states
 - Generally, **13:21**
 - Lease prior to mortgage, **13:22**
 - Mortgage prior to lease, **13:23**
- Protecting property prior to foreclosure, lender, rights of, **12:2**
- Receivership** (this index)
- Remedies of lender upon default
 - Generally, **13:2**
 - Access to rents and profits by junior and senior lenders, **13:18**
 - Assignment of rents and profits, above
- Deeds In Lieu Of Foreclosure** (this index)
- Foreclosure** (this index)
- Possession, lender taking
 - Advantages and disadvantages, **13:12**
 - Agreement, possession by, **13:10**
 - Mortgagee in possession rule, **13:11**
 - Title, intermediate, and lien theory jurisdictions, **13:9**
- Promissory note, suit on, **13:7**
- Receivership** (this index)
- Tax write off, **13:5**
- Waste, action for, **13:4, 13:19**
- Workout between lender and borrower, **13:3**
- Rents and profits. Remedies of lender upon default, above
- Revised Article 9 and Real Property** (this index)
- Risk Of Loss Or Default** (this index)
- RTC. FDIC/RTC, rights of, above
- Summary proceedings to obtain possession following foreclosure, **57:91**
- Termination of mortgagor's interest in mortgaged real estate, **12:3**
- Texas practice** (this index)

INDEX

DEFAULT—Cont'd

- Title theory states
 - Possession, lender taking, remedies of lender upon default, **13:9**
 - Priorities, lease and mortgage, above
- Waste, remedies of lender upon default, **13:4, 13:19**
- Workouts** (this Index)

DEFAULT JUDGMENT

- Florida practice, foreclosure practice and procedure, **75:41**
- Summary proceedings to obtain possession, **57:48**

DEFEASANCE

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

DEFECTS

- Ohio practice, defectively executed mortgage, **84:4**
- REMIC (real estate mortgage investment company), asset test for qualification, defective obligation, **67:106**

DEFEND, DUTY TO

- Insurance coverage for environmental damage, **60:19**

DEFENSES

- Affirmative Defenses** (this index)
- Arizona practice** (this index)
- Borrower's defenses, foreclosure, **15:6, 15:7**
- Cleanup cost liability. **Environmental Issues** (this index)
- Construction law and practice, purchase money financing, common concerns, **70:70**
- D'Oench, Duhme Doctrine** (this index)
- Environmental Issues** (this index)
- Equitable defenses, North Carolina, **83:86**
- Equitable Defenses** (this index)
- Florida practice** (this index)
- Guarantors, Liability Of** (this index)
- Legal defenses, North Carolina, **83:87**
- Mortgages** (this index)
- Nevada, **81:38**

DEFENSES—Cont'd

- Ohio practice, foreclosure by action, pleadings, **84:36**
- Possession** (this index)
- Special defenses, borrower, foreclosure, **15:7**
- Summary proceedings to obtain possession, proof of defenses, **57:53**
- Waiver of, attacks on validity of sale, **19:23**
- Workouts, defenses against construction lender, **6:10**

DEFICIENCY

- Arizona practice** (this index)
- Bankruptcy, classifying deficiency claim, foreclosure, fair and equitable treatment, **36:65**
- Florida practice** (this index)
- Judgments. **Deficiency Judgments** (this index)
- Michigan practice, **80:36**
- Nevada** (this index)
- Ohio practice** (this index)
- Revised Article 9 and Real Property** (this index)

DEFICIENCY JUDGMENTS

- California practice** (this index)
- Confirmation Of Sale and Deficiency Judgments** (this index)
- Foreclosure first statutes, **22:26**
- Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance, attorneys' fees and costs, full and two-thirds reimbursement, **28:48**
- Judicial foreclosure
 - Generally, **18:50**
 - Procedure for obtaining, **18:51**
 - Restrictions on deficiency judgments, **18:52**
- Junior Lenders and Lienholders** (this index)
- New York practice, judicial foreclosure, **82:67**

DEFINITIONS

- Architectural contracts, definition of services, **70:78**
- Bankruptcy** (this index)
- Common law fraud, **52:6**

DEFINITIONS—Cont'd

Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:10**
 Fixtures, **54:10 to 54:15**
 Fraud, **52:6**
 Good cause, **57:79**
 Hazardous substances, **61:8**
 Hazardous waste, **61:8**
 Judicial sales, **83:15**
 Non-waste materials, **61:8**
 Operator liability, **61:24**
 Owner, **61:23**
 Participate in management, **59:24**
 Partner's share, **56:84**
 Possessor, **61:23**
 Qualified real property business indebtedness, **56:79**
 Related party, **56:51**
 Reorganization under chapter 12 of bankruptcy code
 Family farmer, **41:37**
 Family fisherman, **41:38**
Revised Article 9 and Real Property (this index)
 Securitization, **67:4**
 Single asset real estate. **Bankruptcy** (this index)
 Solid waste, **61:7, 61:8**
 Suretyship, **47:2**
 Title 11 case, **56:68**
 Vendor, **74:102**
 Waste, **14:2 to 14:4, 61:7**
Workouts (this index)

DELAY

California practice, execution sales of real property, delay of 120 days, **74:246**
 Confirmation of sale and deficiency judgments, power of court to delay sale, **22:24**
 Construction law and practice, pre-closed loan, delay of project, **70:116**
Laches (this index)
 Possession, defenses, **57:67**
 Redemption, statutory delay of foreclosure sale, **23:4**
 Waste, delaying foreclosure, **14:16**

DELIVERY AND ACCEPTANCE

Ohio practice, **84:5**

DEMAND

Florida practice, demand and notice of acceleration, **75:7**
 Michigan practice, demand for possession, summary proceedings to recover possession following mortgage foreclosure, **80:84**

DE MICROMIS SETTLEMENT AUTHORITY

Purchase and sale of property, transactional responses to environmental liabilities, **61:54**

DE MINIMIS CONTRIBUTORS

Environmental Issues (this index)

DEMOLITION

New York practice, demolition without consent, acceleration, diluted, **82:22**

DEPOSIT INSURANCE

Federal Deposit Insurance Corporation (this index)
 Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), significant matters affected by, **64:7**

DEPOSITS

Construction law and practice, proration, disposition, contracts for, **70:156**

DE PRIZIO CASE

Reorganization under chapter 11 of bankruptcy code, **34:6**

DESCRIPTION OF PROPERTY

Construction law and practice, disposition, contracts for, **70:136**
 Fixture filing, description of real estate in, **54:20**
 Revised article 9 and real property, change in scope and description of collateral, **21:11**

DEVELOPERS

Construction law and practice, parties, **70:23**

INDEX

DEVELOPMENT AGREEMENTS

Construction law and practice, land acquisition, **70:60**

DEVOLUTION TO MORTGAGEE OF LANDLORD'S OBLIGATIONS AND LIABILITIES

Default

Generally, **13:44**

Improvements, obligations relating to construction of, **13:45**

Prior defaults of landlord, **13:47**

Purchase options and rights of first refusal, **13:46**

Security deposits, **13:48**

Set offs, **13:49**

DEWSNUP v TIMM

Bankruptcy, stripping down and voiding liens in chapter 7, **31:62**

DILIGENCE

Default, lender diligence required, **12:1**
Due Diligence (this index)

Environmental Due Diligence (this index)

DILUTED ACCELERATION

New York practice (this index)

DISBURSEMENTS

Construction law and practice, disposition, contracts for, prorations, **70:155**

New York practice, judicial foreclosure, **82:58, 82:59**

DISCHARGE

Bankruptcy (this index)

Reorganization under chapter 11 of bankruptcy code, **34:63**

Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:49**

Residential mortgage lending after FIRREA, regulation of, servicing, **65:51**

DISCLOSURE

Arizona practice, disclosure of information about trustee's sale or potential reinstatement prior to trustee's sale, **73:52**

DISCLOSURE—Cont'd

California practice, disclosure by lender of property defects to bidder, trustee's sale, **74:164**

Environmental consultants, environmental due diligence, **63:22**

Environmental Issues (this index)

Federal Civil False Claims Act, public disclosure, **52:31**

Interstate Fraud and Interstate Land Sales Full Disclosure Act, **52:46**

Nonjudicial Foreclosure (this index)

DISCOVERY

Florida practice, foreclosure practice and procedure, **75:44**

DISCRIMINATION

Bankruptcy, **31:135**

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

Residential Mortgage Lending After FIRREA, Regulation Of (this index)

DISMISSAL

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Bankruptcy (this index)

Reorganization Under Chapter 11 of Bankruptcy Code (this index)

DISPOSABLE INCOME STANDARD

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

DISPOSITION, CONTRACTS FOR

Construction Law and practice (this index)

DISPROPORTIONATE HARSHNESS

Arizona practice, defenses, **73:67**

DISREPAIR OF PREMISES

Waste, **14:9**

DISTRESS REMEDY OF LANDLORD

Self-help possession, **57:32**

DISTRIBUTION OF PROCEEDS

Proceeds Of Sale (this index)

DISUSE

Waste, **14:10**

DIVERSITY OF CITIZENSHIP

Execution sales and foreclosures,
jurisdictional basis, **24:2**

DIVIDENDS

Bankruptcy, savings association holding
company petitions for bankruptcy
relief, **44:21**

**D'OENCH, DUHME DOCTRINE AND
12 USCA § 1823(E)**

Generally, **53:1**

Bilateral agreements, limitations on
D'Oench, Duhme doctrine, **53:27**

Conclusion, **53:30**

Defenses to *D'Oench, Duhme* doctrine
Generally, **53:17**

Equitable defenses, below

Real defenses, below

Equitable defenses

Generally, **53:23**

Estoppel of government, **53:25**

Meo/Woodstone defense, **53:24**

FDIC. Modern expansion of doctrine,
below

Financial Institutions Reform, Recovery
and Enforcement Act (FIRREA),
litigation powers, **64:27**

Inception to expansion of doctrine

12 USCA § 1823(e)

Congress codifies basic *D'Oench,*
Duhme principle, **53:4**

Interplay between *D'Oench,*
Duhme decision and 12 USCA
§ 1823(e), **53:5**

Single *D'Oench, Duhme* doctrine
phenomenon, **53:6**

Scope of pristine *D'Oench, Duhme,*
53:3

Knowledge. Modern expansion of doc-
trine, below

Langley decision, fortification of
D'Oench, Duhme doctrine, **53:8**

Miscellaneous limitations on *D'Oench,*
Duhme doctrine

Generally, **53:26**

Bilateral agreements, **53:27**

Statutory actions, **53:29**

**D'OENCH, DUHME DOCTRINE AND
12 USCA § 1823(E)—Cont'd**

Miscellaneous limitations on *D'Oench,*
Duhme doctrine—Cont'd

Tort actions, **53:28**

Modern expansion of doctrine

Generally, **53:7**

Application of *D'Oench, Duhme* doc-
trine beyond pristine *D'Oench,*
Duhme

Generally, **53:9**

Innocent conduct of borrower,
applying *D'Oench, Duhme*
regardless of, **53:11**

Insolvent institution, applying
D'Oench, Duhme to private
parties who purchase assets of,
53:12

Knowledge by FDIC or RTC of
borrower's defense, applying
D'Oench, Duhme despite,
53:10

Reliance by FDIC or RTC on debt-
or's misrepresentation to
prevent discharge in bank-
ruptcy under 11 USCA
§ 523(a), **53:13**

FDIC or RTC

Knowledge, below in this group

Reliance by FDIC or RTC on debt-
or's misrepresentation to
prevent discharge in bank-
ruptcy under 11 USCA
§ 523(a), **53:13**

Federal holder in due course doctrine

After *O'Melveny* case, **53:15**

Prior to *O'Melveny* case, **53:14**

Knowledge

Applying *D'Oench Duhme* despite
knowledge by FDIC or RTC
of borrower's defense, **53:10**

Real defenses, knowledge by
FDIC, **53:21**

Langley decision, fortification of
D'Oench, Duhme doctrine, **53:8**

Preemption of *D'Oench, Duhme* com-
mon law doctrine by 12 USCA
§ 1823(e), **53:16**

Real defenses

Generally, **53:18**

Duress, **53:22**

INDEX

D'OENCH, DUHME DOCTRINE AND 12 USCA § 1823(E)—Cont'd

- Real defenses—Cont'd
 - Fraud in the factum, **53:19**
 - Illegality, **53:20**
 - Knowledge by FDIC, **53:21**
- RTC. Modern expansion of doctrine,
above
- Statutory actions, miscellaneous limita-
tions on *D'Oench, Duhme* doctrine,
53:29
- Tort actions, miscellaneous limitations
on *D'Oench, Duhme* doctrine,
53:28
- When an institution fails, **53:2**

DOMESTIC APPLIANCES

- Fixtures, replacement domestic appli-
ances, priority rules for chattel
financing under UCC, **54:42**

DOWN PAYMENT

- Construction law and practice, disposi-
tion, contracts for, **70:139**

DRUG RELATED FORFEITURES

- Arizona practice, enforcement of mort-
gages, **73:36**

DUAL OBLIGEES

- Bonding companies, liability of, types of
surety bonds, **47:9**

DUE CARE

- Hazardous waste, liability for, third
party acts or innocent purchaser/
landowner defense, **59:38**

DUE DILIGENCE

- Environmental Due Diligence** (this
index)
- Resolution Trust Corporation (RTC)**
(this index)

DUE ON ENCUMBRANCE CLAUSE

- Acceleration of debt, right to foreclose
Generally, **17:17**
- Garn-St. Germain Act, **17:18**

DUE ON SALE CLAUSE

- Acceleration of debt, right to foreclose
De-acceleration, **17:9**
- Garn-St. Germain Act
Generally, **17:13**

DUE ON SALE CLAUSE—Cont'd

- Acceleration of debt, right to foreclose
—Cont'd
 - Garn-St. Germain Act—Cont'd
 - Excluded loans, **17:14**
 - Interpretations of Act, **17:16**
 - Specific provisions, **17:15**
 - Window periods, **17:14**
 - Prior to Garn-St. Germain Act
Generally, **17:10**
 - Federally chartered lenders, **17:12**
 - Split of state law authority on
automatic acceleration, **17:11**
- Junior lenders and lienholders,
wraparound mortgages, **29:14**
- Nevada, **81:41**
- New York practice, acceleration, strict
interpretation, **82:16**

DUHME DOCTRINE

- D'Oench, Duhme Doctrine and 12
USCA § 1823(e)** (this index)

DURESS

- Arizona practice, defenses, **73:69**
- D'Oench, Duhme** doctrine and 12
USCA § 1823(e), real defenses,
53:22
- Liability of lender for controlling debtor
and for other acts, common law,
8:15
- New York practice, acceleration,
defenses to, **82:32**

DURRETT CASE

- Bankruptcy** (this index)

EARLY TERMINATION CLAUSES

- Bankruptcy** (this index)

EARNEST MONEY

- Construction law and practice, disposi-
tion, contracts for, purchase price,
70:138

EASEMENTS

- Construction law and practice, recipro-
cal easement agreements, land
acquisition, **70:62**

ECONOMIC STIMULUS PACKAGE

- Fraud Enforcement and Recovery Act of
2009 (FERA), **52:11**

EJECTMENT

- Basic elements, **57:35**
- Ohio practice, alternative remedies to foreclosure, **84:20**
- Seldom used remedy, **57:37**
- Title unaffected by, **57:36**
- When to use common law remedy, **57:34**

ELECTION OF REMEDIES

- California practice** (this index)
- Confirmation of sale and deficiency judgments, statutory controls, **22:27**
- Florida practice, **75:15**
- New York practice, judicial foreclosure, pre-foreclosure decisions, **82:37**
- Tax Consequences of Workouts** (this index)
- Waste, **14:19**

ELECTION OR OPTION

- Options** (this index)

EMERGENCY ECONOMIC STABILIZATION ACT (EESA)

- Generally, **4:22, 4:26**

EMERGING INDUSTRY PRACTICES

- Environmental due diligence: guide to liability risk management, **63:3**

EMINENT DOMAIN

- Proceeds from eminent domain, rights to, **13:107**

EMPLOYEES

- Construction law and practice, disposition, contracts for, prorations, **70:157**

ENDORSERS

- Mortgages, effect of transfer on liability of, **25:24**

END USERS

- Construction law and practice, parties, **70:28**

ENFORCEMENT

- Arizona practice** (this index)
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)** (this index)
- Foreclosure** (this index)

ENFORCEMENT—Cont'd

- Mortgages** (this index)

ENGINEERING CONTRACTS

- Construction law and practice, project chronology, production, **70:14**

ENTERPRISE

- Racketeer Influenced and Corrupt Organizations Act (rico)** (this index)

ENTRY OF JUDGMENT

- Florida practice** (this index)
- Procedure, Pennsylvania practice, **85:12**

ENVIRONMENTAL DUE

DILIGENCE: GUIDE TO LIABILITY RISK MANAGEMENT

- Generally, **63:1**
- ASTM standards
 - Background, **63:4**
 - Environmental site assessment
 - Generally, **63:6**
 - Data gaps, **63:10**
 - Owner/occupant interviews, **63:9**
 - Record review, **63:7**
 - Report preparation/evaluation, **63:11**
 - Site reconnaissance, **63:8**
 - Transaction screen, **63:5**
- Conclusion, **63:24**
- Consultants, environmental
 - Generally, **63:18**
 - Contracting with, **63:20**
 - Disclosure obligations, **63:22**
 - Managing, **63:21**
 - Selecting, **63:19**
 - Using phase I reports, **63:23**
- Continuing due diligence/compliance
 - Generally, **63:13**
 - Postcontractual risk management, **63:16**
 - Title insurance, **63:15**
 - Transaction documents, **63:14**
- Emerging industry practices, **63:3**
- Federal and state legislation, **63:2**
- Internal environmental policies, **63:17**
- Legal compliance audit, **63:11, 63:12**

INDEX

ENVIRONMENTAL ISSUES

- Abandoned property, equipment, or hazardous materials. Purchase and sale of property, below
- Allocation of environmental liability. Purchase and sale of property, below
- Arizona practice, notice of trustee's sale, **73:48**
- Asbestos** (this index)
- Bankruptcy** (this index)
- Brownfields
 - Generally, **62:1 et seq.**
 - Additional areas, **62:12**
 - Amendments, **62:9**
 - Assessment grant program, **62:14**
 - Background, amendments, **62:2**
 - Bona fide prospective purchaser, **62:6**
 - Characterization of sites, **62:14**
 - Conditions and limitations, **62:16**
 - Contiguous property owner defense, **62:5**
 - Effect of amendments, **62:19**
 - Eligible entities, **62:13**
 - Exemption, **62:6**
 - Funding, **62:8, 62:10 to 62:18**
 - Infrastructure funding, **62:17**
 - Innocent landowner defense, **62:4**
 - Liability reforms, **62:3 et seq.**
 - Limitations, state lead sites, **62:7**
 - Remediation grants and loans, **62:15**
 - Sites, **62:11**
 - State response program, funding, **62:18**
 - Windfall lien, **62:6**
- Brownfields Revitalization Act, **60:25**
- California practice, environmentally impaired property: CCP § 726.5, one form of action, exceptions to application of rule, **74:35**
- CERCLA
 - Hazardous Waste, Liability For** (this index)
 - Purchase and sale of property, below
 - Cleanup cost liability. Purchase and sale of property, below
- Common law
 - Insurance coverage for environmental damage, judicial construction of policy coverage, common law

ENVIRONMENTAL ISSUES—Cont'd

- Common law—Cont'd
 - expansion, **60:12**
 - Purchase and sale of property
 - Disclosure obligations of seller
 - Common law duties, **61:39 to 61:41**
 - Knowledge of seller, common law duties, **61:40**
 - Materiality, common law duties, **61:39**
 - Obviousness of condition, common law duties, **61:41**
 - Inquiry and investigation duty of buyer, common law sources, **61:44, 61:45**
- Comprehensive Environmental Response, Compensation and Liability Act. CERCLA, above
- Construction law and practice, **69:13**
- Construction of insurance coverage for environmental damage. Insurance, below
 - Cost cap, **60:31, 60:32**
- Covenants. Purchase and sale of property, below
- Damages. Insurance coverage for environmental damage, below
- Defenses and third party liabilities of seller and purchaser. Purchase and sale of property, below
- De minimis contributors. Purchase and sale of property, below
- Disclosure obligations. Purchase and sale of property, below
- Due diligence. **Environmental Due Diligence** (this index)
- EPA, settlements between EPA and potential purchasers of contaminated property, **61:55**
- Hazardous materials
 - Hazardous Waste, Liability For** (this index)
 - Purchase and sale of property, below
 - Hazardous Waste, Liability For** (this index)
- Insurance coverage for environmental damage
 - Generally, **60:1 et seq.**
 - Asbestos** (this index)
 - Brownfields Revitalization Act, **60:25**

ENVIRONMENTAL ISSUES—Cont'd

- Insurance coverage for environmental damage—Cont'd
 - Burden to show an exception to pollution exclusion clause, **60:18**
 - Cases interpreting policies covering environmental liabilities, **60:38**
 - Conclusion, **60:40, 60:41**
 - Contractor's pollution liability, **60:34**
 - Damages. Judicial construction of policy coverage, below in this group
 - Development of environmental insurance products since 1980, **60:28**
 - Functions of environmental insurance coverage, **60:4**
 - General liability policies
 - 1966 occurrence policy, **60:7**
 - 1973 revision of the comprehensive general liability policy, pollution exclusion and sudden and accidental exception, **60:8**
 - 1985-1986 commercial general liability policy, claims made and owned property issues, **60:9**
 - Development and transformation of policies in response to statutory mandates
 - Generally, **60:5**
 - Pre-1966 accident policy, **60:6**
 - Insurance policies, **60:5 to 60:9, 60:27 et seq.**
 - Judicial consistency, **60:21**
 - Judicial construction of policy coverage
 - Bankruptcy, **60:20**
 - Cases interpreting environmental coverage in general liability policies, **60:10**
 - Common law expansion, **60:12**
 - Contract law v insurance law, **60:11**
 - Damages
 - Generally, **60:15**
 - Preventative costs, **60:16**
 - Duty to defend or indemnify, **60:19**
 - Occurrence, **60:14**
 - Pollution exclusion clause
 - Burden to show an exception to, **60:18**

ENVIRONMENTAL ISSUES—Cont'd

- Insurance coverage for environmental damage—Cont'd
- Judicial construction of policy coverage—Cont'd
 - Pollution exclusion clause—Cont'd
 - "Discharges or emissions" and "sudden and accidental," **60:17**
 - Reimbursement, **60:15**
 - Trigger of coverage, **60:13**
 - 1980's Environmental Impairment Liability Policy, **60:29**
 - Pollution exclusion clause
 - Burden to show an exception to, **60:18**
 - "Discharges or emissions" and "sudden and accidental," **60:17**
 - Pollution legal liability (PLL), below
 - Recommendations for securing environmental coverage, **60:37**
 - Reducing or controlling risks, **60:39, 60:41**
 - Sarbanes-Oxley Act, **60:26**
 - Secured creditor or lender liability insurance, **60:33**
 - Statutory scheme, **60:3**
 - Storage tanks, **60:35**
 - Investigation duty. Purchase and sale of property, below
 - Liability of lender for controlling debtor and for other acts, liability under statutes, **8:61**
 - Liability under environmental statutes, **52:47**
 - Pollution legal liability (PLL)
 - Generally, **60:30**
 - Cost cap, **60:32**
 - Purchase and sale of property
 - Generally, **61:1**
 - Abbreviations, **61:2**
 - "Brownfields" special provisions motivating use of, **61:13**
 - CERCLA
 - Generally, **61:4**
 - Basic elements of CERCLA's cleanup program, **61:6**
 - Settlement of CERCLA claims against innocent landowners

INDEX

ENVIRONMENTAL ISSUES—Cont'd

- Purchase and sale of property—Cont'd
 - CERCLA—Cont'd
 - and other de minimis contributors, below in this group
 - Summary of basic elements of CERCLA's cleanup program, **61:6**
 - Transactional risk, **61:3**
 - Comprehensive Environmental Response, Compensation and Liability Act. CERCLA, above in this group
 - Contractual provisions governing post-transaction activities, **61:69**
 - Defenses and settlements, **61:36, 61:37**
 - Definitions, **61:7, 61:8**
 - Disclosure obligations of seller
 - Generally, **61:38**
 - Common law duties, **61:39 to 61:41**
 - Knowledge of seller, common law duties, **61:40**
 - Lead-based paint, **61:43**
 - Materiality, common law duties, **61:39**
 - Obviousness of condition, common law duties, **61:41**
 - Radon, **61:43**
 - Statutory disclosure requirements, **61:42**
 - Enforcement
 - Administrative orders and other civil enforcement, **61:16**
 - Criminal prosecutions, **61:17**
 - Governmental and citizen-initiated procedures, **61:15**
 - EPA, settlements between EPA and potential purchasers of contaminated property, **61:55**
 - Hazardous waste. RCRA, below in this group
 - Identification/listing of contaminated and regulated sites, **61:9**
 - Land and facilities covered, **61:9**
 - Negotiating and documenting environmental liability aspects of transaction
 - Assessing environmental risk, **61:64**

ENVIRONMENTAL ISSUES—Cont'd

- Purchase and sale of property—Cont'd
 - Negotiating and documenting environmental liability aspects of transaction—Cont'd
 - Documenting certainty in transactions involving contaminated property, **61:63**
 - Foreclosure sale, **61:62**
 - Recharacterising purchase transaction, **61:61**
 - Restructuring purchase transaction, **61:61**
 - Owner, purchaser and seller, liabilities duties, and claims
 - Generally, **61:18 et seq.**
 - Civil liability, **61:19**
 - Cleanup liability, **61:20**
 - Commencement of ownership, **61:26**
 - Criminal liability, **61:19**
 - Current v former owner status, **61:34**
 - Definitions, **61:23 to 61:25**
 - Disclosure, need for, **61:33**
 - Divestiture of property to avoid liability
 - Generally, **61:31**
 - Current vs. former owner status, **61:34**
 - Disclosure, **61:33**
 - Time of disposal, **61:32**
 - Ending of liability, **61:28**
 - Former owners' liability
 - Statutory, **61:30**
 - Tort, **61:29**
 - Liability of transferor, post-transaction
 - Statutory liability, **61:29**
 - Tort liability, **61:29**
 - "Operator" liability defined, **61:24**
 - "Owner" defined, **61:23**
 - Ownership for purposes of environmental liability, **61:22**
 - "Person in charge" defined, **61:25**
 - "Possessor" defined, **61:23**
 - Post-transaction liability of transferor, **61:28**
 - Reporting obligations, **61:21**
 - Termination of ownership, **61:26**

ENVIRONMENTAL ISSUES—Cont'd

- Purchase and sale of property—Cont'd
 - Owner, purchaser and seller, liabilities duties, and claims—Cont'd
 - Time of disposal, **61:32**
 - When does transferee accede to liability, **61:27**
 - Permits, special concerns regarding, **61:14**
 - Property interests and interest-holders potentially subject to liability, **61:11**
 - Protections and remedies available in transactions involving property with potential environmental liability
 - Generally, **61:65 to 61:71**
 - Environmental opinion letters, **61:71**
 - Price adjustments, **61:67**
 - Reassessment, **61:68**
 - Testing and inspection, **61:66**
 - Title insurance, **61:70**
 - RCRA
 - Generally, **61:4**
 - Transactional risk, **61:3**
 - Waste tracking and permit requirements, **61:5**
 - Resource Conservation and Recovery Act. RCRA, above in this group
 - Settlements between EPA and potential purchasers of contaminated property, **61:55**
 - Statutes
 - RCRA, CERCLA, and other laws
 - Generally, **61:3**
 - SWDA (Solid Waste Disposal Act), below in this group
 - Transactional responses to environmental liabilities
 - Generally, **61:46 to 61:59**
 - Abandonment of property, equipment or hazardous materials, **61:47**
 - CERCLA's settlement provisions, generally, **61:52**
 - Cleanup related consent orders affecting real property to be acquired, **61:59**
 - De micromis settlement authority, **61:54**

ENVIRONMENTAL ISSUES—Cont'd

- Purchase and sale of property—Cont'd
 - Transactional responses to environmental liabilities
 - Cont'd
 - De minimus settlement authority, **61:53**
 - Disclosure obligations of seller, above in this group
 - Indemnification and contribution, **61:51**
 - Permits, environmental, transfers of property subject to, **61:57**
 - Settlements between EPA and potential purchasers of contaminated property, **61:55**
 - Specific statutory prerequisites of transfer, **61:58**
 - Unlisted sites, **61:10**
 - Waste tracking and permit requirements. RCRA, above in this group
 - Wetlands, special concerns over, **61:12**
 - RCRA. Purchase and sale of property, above
 - Resource Conservation and Recovery Act (RCRA). Purchase and sale of property, above
 - Risk of loss or default
 - Insurance coverage for environmental damage, reducing or controlling risks, **60:39**
 - Purchase and sale of property, allocation of environmental liability, **61:50**
 - Sarbanes-Oxley Act, **60:26**
 - Securitized loans, **66:32**
 - Stop Loss insurance, **60:31**
 - Storage tanks, insurance coverage for environmental damage, **60:35**
 - Time of disposal, owner, purchaser and seller as, sale of property to avoid post-transaction liability of transferor, **61:32**
 - Title Insurance** (this index)
 - Transactional responses to environmental liabilities. Purchase and sale of property, above in this group

INDEX

ENVIRONMENTAL ISSUES—Cont'd

- Waste tracking and permit requirements.
Purchase and sale of property,
above
- Workouts, avoiding lender liability, **3:23**

ENVIRONMENTAL PROTECTION AGENCY (EPA)

- Hazardous Waste, Liability For** (this
index)
- Settlements between EPA and potential
purchasers of contaminated prop-
erty, **61:55**

EPA

- Environmental Protection Agency**
(EPA) (this index)

EQUAL CREDIT OPPORTUNITY ACT (ECOA)

- Class actions in federal courts, **72:34**
- Fraud or false claims related to real
estate or real estate financing or
mortgage-backed securities, **52:42**
- Residential mortgage lending after FIR-
REA, regulation of, application,
discrimination, **65:16**

EQUITABLE DEFENSES

- D'Oench, Duhme Doctrine** (this index)
- Florida practice, **75:10**

EQUITABLE MORTGAGES

- Judicial foreclosure, parties to be joined
as defendants, **18:14**
- Nevada, **81:9**
- Secured instruments, **83:9**

EQUITABLE REDEMPTION

- Statutory extension of, confirmation of
sale and deficiency judgments,
22:28

EQUITABLE SUBORDINATION

- Bankruptcy** (this index)
- Liability of lender for controlling debtor
and for other acts, improvement by
seller of position prior to bank-
ruptcy of borrower-debtor, **8:57**
- Pennsylvania practice, **85:11**

EQUITABLE SUBROGATION

- Arizona practice** (this index)

EQUITABLE SUBROGATION

—Cont'd

- Junior lenders and lienholders, to retain
priority of mortgage paid off, **29:45**
- Nevada, **81:34**
- Ohio practice, **84:13**

EQUITABLE TITLE OR INTEREST

- Asset securitization and commercial
mortgage-backed securities, real
estate interests other than home
mortgages, **67:20**
- Bankruptcy trustee, turnover of equity of
debtor in property from court-ap-
pointed receiver to, **31:109**

EQUITY

- Bankruptcy** (this index)
- California practice** (this index)
- Judicial Foreclosure** (this index)
- New York practice, defenses to accelera-
tion, **82:29**
- Texas practice** (this index)

EQUITY EXCHANGES

- Tax consequences of workouts, **56:17 to**
56:21

EQUITY INVESTMENTS

- Financial Institutions Reform, Recovery
and Enforcement Act (FIRREA),
limits on loans and investments,
64:14

EQUITY OF REDEMPTION

- Arizona practice, redemption after fore-
closure of mortgage, **73:101**
- California practice, judicial foreclosure,
hearing or trial, **74:65**

ERROR

- Mistake** (this index)

ESCROW

- Bankruptcy**, **39:15**
- Construction law and practice, disposi-
tion, contracts for, escrow instruc-
tions, **70:176**
- Deeds in lieu of foreclosure, conditional
delivery of deed to mortgagee, **11:9**
- Title insurers' liability for escrow and
closing services, **48:50 et.seq.**

ESTATE

Bankruptcy (this index)

ESTOPPEL

Waiver and Estoppel (this index)

ESTOPPEL BY DEED

Priorities among lien claimants, real property recording acts, chain of title problems, **46:21**

EVICITION PROCESS

Abandoned personal property, **57:66**

Affirmative defenses

Retaliatory eviction

Nature of defense, **57:76**

Proving, **57:77**

Delays in eviction process

Generally, **57:63**

Arrieta claimant

1991 amendments, **57:65**

Generally, **57:64**

Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance, attorneys' fees and costs, full and two-thirds reimbursement, **28:45**

Marshal's instructions and eviction, **57:62**

New York practice, eviction after foreclosure, **82:68**

Obtaining writ of possession, **57:61**

EVIDENCE

Burden Of Proof (this index)

California practice (this index)

Fraudulent conveyances and transfers, intentional fraudulent conveyances, proving debtor's intent to defraud, **26:14**

Judicial Foreclosure (this index)

Parol Evidence (this index)

Possession, proof of breach of implied warranty of habitability, **57:72**

Summary Proceedings To Obtain Possession (this index)

EXAMINER

Bankruptcy, trustees and United States trustee, **31:26**

EXCEPTIONS, EXCLUSIONS, AND EXEMPTIONS

Bankruptcy (this index)

Tax Consequences of Workouts (this index)

EXCESS INCLUSION RULES

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

EXCHANGE

Tax Consequences of Workouts (this index)

EXCLUSIONS

Exceptions, Exclusions, and Exemptions (this index)

EXCLUSIVE LISTING

Construction law and practice, dealing with brokers, **70:203**

EXECUTIONS

Arizona practice (this index)

California practice (this index)

Federal Courts (this index)

EXECUTORY CONTRACTS

Adjustment of debts of individuals, bankruptcy chapter 13, installment land contract construed as executory, debtor is vendee, **35:55**

Bankruptcy (this index)

Reorganization under chapter 11 of bankruptcy code, **31:69**

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

EXECUTORY DEEDS

Deeds in lieu of foreclosure, conditional delivery of deed to mortgagee, **11:9**

EXEMPTIONS

Exceptions, Exclusions, and Exemptions (this index)

EXHAUSTION OF REMEDIES

Financial Institutions Reform, Recovery and Enforcement Act, **64:28**

EXPEDITED HEARING

Automatic stay, adjustment of debts of individuals, bankruptcy chapter 13, **35:30**

INDEX

EXPENSES

- Bankruptcy** this index
- Receivership, default, payment for leasing expenses, **13:41**

EXPIRED LEASES

- Bankruptcy, anticipatory lease drafting strategies, **42:3**

EXTENSION OF PAYMENT TIME

- Mortgages** (this index)

EXTINGUISHMENT OF LIENS

- California practice, execution sales of real property, **74:252**

FACTORING

- Securitization compared to, **67:5**

FACTORS TO BE CONSIDERED

- Generally, **1:4**
- Applicable law, **1:5**
- Chronology of events, **1:9**
- Parties involved, **1:7**
- Type of agreement, **1:6**
- Type of real estate involved, **1:8**

FACTORY MACHINES

- Fixtures, readily removable factory or office machines, **54:41**

FAIR ACCURATE CREDIT TRANSACTIONS ACT (FACTA)

- Class actions in federal courts, **72:36**

FAIR AND EQUITABLE TREATMENT

- Bankruptcy** (this index)

FAIR CREDIT REPORTING ACT (FCRA)

- Class actions in federal courts, **72:36**
- Residential mortgage lending after FIRREA, origination, approval or disapproval, **65:24**

FAIR DEBT COLLECTION PRACTICES ACT (FDCPA)

- Class actions in federal courts, **72:33**

FAIR HOUSING ACT (FHA)

- Class actions in federal courts, **72:34**
- Fraud or false claims related to real estate or real estate financing or mortgage-backed securities, **52:43**

FAIR HOUSING ACT (FHA)—Cont'd

- Residential mortgage lending after FIRREA, regulation of, discrimination, application, **65:17**

FAIR LABOR STANDARDS ACT

- Liability of lender for controlling debtor and for other acts, **8:62**

FAIR MARKET VALUE

- Arizona practice, limitation on deficiency judgments, mortgage foreclosure, **73:94**

Confirmation Of Sale and Deficiency Judgments (this index)

- Junior lender, foreclosure by, deficiency judgments, **29:33**
- Tax consequences of workouts, **56:94, 56:131**

FAIR VALUE

- California practice** (this index)

FANNIE MAE

- Loan modification programs, **4:21**
- Residential mortgage lending after FIRREA, regulation of, **65:5**

FARAH CASE

- Liability of lender for controlling debtor and for other acts, fraudulent misrepresentation, **8:8**

FARM CREDIT AMENDMENTS ACT OF 1985

- Workouts, farm/ranch loans, **7:7**

FARM CREDIT SYSTEM (FCS)

- Workouts, farm/ranch loans, sources of credit, **7:11 to 7:13**

FARMERS HOME

ADMINISTRATION (FMHA)

- Termination of governmentally insured mortgages, **28:82**

Workouts

- Loan servicing and debt settlement, **7:26**

- Sources of credit, **7:14**

FARMS AND RANCHES

Bankruptcy (this index)

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

Workouts (this index)

FASB

Financial Accounting Standards Board (FASB) (this index)

FASIT (FINANCIAL ASSET SECURITIZATION INVESTMENT TRUSTS)

Tax considerations, **67:127**

FAST TRACK OPERATIONS

Bonding companies, liability of, **47:28**

FDIC

Federal Deposit Insurance Corporation (FDIC) (this index)

FEASIBILITY OF PLAN

Adjustment of debts of individuals, bankruptcy chapter 13, confirmation of plan, **35:78**

Reorganization under chapter 11 of bankruptcy code, cram down plans, variations, and alternatives, **34:84**

FEDERAL AGENCIES

Bankruptcy, default, **13:97**

Bankruptcy, discrimination, Code § 525(a), **31:134**

Mortgages, special rights of, holder in due course, **27:96**

FEDERAL CIVIL FALSE CLAIMS ACT

Generally, **52:28 et seq.**

FEDERAL COURTS

Abstention (this index)

Bankruptcy (this index)

Class Actions (this index)

Conservators. Execution sales and foreclosures, below

Execution sales and foreclosures

Generally, **24:1**

Execution sales, generally, **24:10**

Judicial sales under order of court

Choice of federal or state law

Private party suits based on diversity of citizenship, **24:12**

Two states, choice of law between, **24:14**

United States or federal agency, suits by, **24:13**

FEDERAL COURTS—Cont'd

Execution sales and foreclosures
—Cont'd

Judicial sales under order of court
—Cont'd

Federal foreclosure statutes, **24:11**

Jurisdictional basis

Diversity of citizenship, **24:2**

Federal Anti-Injunction Act
precluding stay of pending state foreclosure action, 28
USCA § 2283, **24:5**

Federal conservators and receivers

Generally, **24:6**

Abstention, **24:8**

Appointment of Federal Deposit Insurance Corporation or Resolution Trust Corporation, **24:7**

Retention of federal jurisdiction, **24:9**

Federal government or agency as plaintiff or defendant, **24:3**

In rem or quasi in rem proceeding, foreclosure as, **24:4**

Jurisdictional basis. Execution sales and foreclosures, above

Receivers. Execution sales and foreclosures, above

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC)

Bankruptcy (this index)

Default (this index)

D'Oench, Duhme Doctrine and 12 USCA § 1823(e) (this index)

Execution sales and foreclosures, federal conservators and receivers, appointment of Federal Deposit Insurance Corporation, **24:7**

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), FDIC as RTC's exclusive manager, **64:5**

Foreclosure, policies on consent and redemption rights, bars to foreclosure, **17:31**

Hazardous waste, FDIC guidelines for environmental risk program, lender environmental liability, developing law of, **59:19**

INDEX

FEDERAL GOVERNMENT

As defendant, **75:33**

FEDERAL HOME LOAN MORTGAGE CORPORATION (FREDDIE MAC)

Residential mortgage lending after FIR-
REA, regulation of, **65:5**

FEDERAL HOUSING ADMINISTRATION (FHA)

Arizona practice, enforcement of FHA
insured loans, **73:34**

Deeds in lieu of foreclosure, FHA mort-
gages, **11:17**

Residential mortgage lending after FIR-
REA

Generally, **65:4**

Assumability

Closing, **65:42**

Notice of restriction on, **65:30**

Prepayment

Notice, **65:46**

Penalties, **65:11**

Restrictions on FHA insurance, clos-
ing, **65:43**

FEDERAL LAND BANKS (FLB)

Farm Credit System (FCS), workouts,
agricultural financing, sources of
credit, **7:12**

FEDERAL LAW

Environmental due diligence: guide to
liability risk management, **63:2**

Holder in due course doctrine.

**D'Oench, Duhme Doctrine and
12 USCA § 1823(e)** (this index)

FEDERAL LIENS

Tax liens. **Federal Tax Liens** (this
index)

FEDERALLY CHARTERED LENDERS

Due on sale clause, acceleration of debt,
right to foreclose, prior to Garn-St.
Germain Act, **17:12**

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE)

Residential mortgage lending after FIR-
REA, regulation of, **65:5**

FEDERAL PREEMPTION

Preemption (this index)

FEDERAL TAXES

Florida practice, foreclosure by action
and sale, priority of interests, **75:28**

**Liability Of Lender For Controlling
Debtor and For Other Acts** (this
index)

Liens. **Federal Tax Liens** (this index)

FEDERAL TAX LIENS

Arizona practice, special notes regard-
ing, notice of trustee's sale, **73:49**

California practice, notice, nonjudicial
foreclosure, **74:155**

Nonjudicial foreclosure, preliminaries to
sale, **19:10**

Priorities Among Lien Claimants (this
index)

Priority for lien interests arising before
filing of tax lien, **46:49**

Texas practice (this index)

FEDERAL TRADE COMMISSION ACT (FTCA)

Generally, **52:45**

FEDERAL TRADE COMMISSION RULE

Mortgages, limitations on holder in due
course rule, **27:108**

FEE, ESTATES IN

Mortgage and note, transfer of interests
in, fee interest acquired by
mortgagee after assigning
mortgage, conflicting assignments,
third party rights and effect of
recording, **27:80**

Rights to possession, **57:4**

Termination of right to possession,
57:12

FEEES

Attorneys' Fees (this index)

California practice (this index)

Nevada, **81:44**

Unearned fees, residential mortgage
lending after FIRREA, origination,
pre-closing, **65:28**

FERA (FRAUD ENFORCEMENT AND RECOVERY ACT OF 2009)

Fraud Enforcement and Recovery Act of 2009 (this Index)

FHA

Federal Housing Administration (FHA) (this index)

FIDUCIARIES

Bankruptcy (this index)

Hazardous Waste, Liability For (this index)

FINAL JUDGMENTS

Florida practice, foreclosure practice and procedure, **75:42**

FINANCIAL ACCOUNTING STANDARDS BOARD (FASB)

Accounting and Regulatory Implications of Workouts and Foreclosures (this index)

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

FINANCIAL ASSET SECURITIZATION INVESTMENT TRUSTS (FASIT)

Tax considerations, **67:127**

FINANCIAL CONDITION

Guarantors, liability of, fraudulent conveyances, **49:12**

FINANCIAL CRISIS

Generally, **52:23**

FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA)

Generally, **64:1**

Alternative dispute resolution, **64:31**

Appraisal fraud and current appraisal practice, governmental action, **50:3**

Capital standards

Generally, **64:17**

Establishment of equivalent standards, **64:18**

Civil fines, **64:23**

Claims procedures, litigation powers, **64:30**

Corrective actions, **64:22**

FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA)
—Cont'd

Criminal enforcement, **64:24**

Enforcement

Generally, **64:21**

Civil fines, **64:23**

Corrective actions, **64:22**

Criminal enforcement, **64:24**

Informants, **64:26**

Personal liability, **64:25**

Equity investments, limits on loans and investments, **64:14**

Grandfathered investments, limits on loans and investments, **64:12**

Housing provisions, **64:16**

Informants, **64:26**

Insider loans and loans to one borrower, **64:15**

Junk bonds, prohibition of, **64:11**

Jurisdiction, **64:34**

Legality of the OTS, **64:2**

Limits on loans and investments

Generally, **64:9**

Equity investments, **64:14**

Grandfathered investments, **64:12**

Insider loans and loans to one borrower, **64:15**

Junk bonds, prohibition of, **64:11**

Nonresidential real estate, **64:13**

State savings associations, restrictions on activities of, **64:10**

Litigation powers

Adjudication by FDIC: *Coit* case, **64:32**

Alternative dispute resolution, **64:31**

Claims procedures, **64:30**

D'Oench doctrine, **64:27**

Exhaustion of remedies, **64:28**

Judicial review, **64:29**

Priorities, **64:33**

New agencies and functions, **64:3**

Nonresidential real estate, limits on loans and investments, **64:13**

Personal liability, **64:25**

Priorities among lien claimants, litigation powers, **64:33**

Qualified thrift lender, **64:19**

INDEX

FINANCIAL INSTITUTIONS

REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA)
—Cont'd

Residential Mortgage Lending After FIRREA, Regulation Of (this index)

Resolution Trust Corporation (RTC) (this index)

Significant matters affected by

Brokered deposits, **64:8**

Deposit insurance, **64:7**

FDIC as RTC's exclusive manager, **64:5**

Oversight board, **64:6**

Resolution Trust Corporation, **64:4**

State savings associations, restrictions on activities of, **64:10**

Thrift conversion to bank, **64:20**

FIRE

Waste, **14:11**

FIRE INSURANCE

California practice, judicial foreclosure for covenant violations, **74:76**

FIRREA

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) (this index)

FIRST TO FILE RULE

Fixtures, priority rules for chattel financing under UCC, exceptions, **54:25**

FIXTURES

Bankruptcy

Generally, **54:51**

Consumer bankruptcy cases involving fixtures, **54:57**

Current rules, **54:54**

Landlord/tenant cases involving fixtures, **54:56**

Mobile homes, **54:58**

Modification of home mortgages in chapter 13, **54:55**

Special rules for fixtures, **54:53**

Summary of current rules and warning of potential pitfalls, **54:54**

Trustee avoiding powers, **54:52**

California practice, fixtures in mixed collateral, problems interpreting

FIXTURES—Cont'd

UCC § 9604, **74:205**

Conclusion, **54:61**

Construction mortgages. Priority rules for chattel financing under UCC, below

Consumer bankruptcy cases involving fixtures, **54:57**

History and purpose of UCC 9-313

Generally, **54:5**

Benefits of UCC Article 9 as security device

Generally, **54:6**

Notice, **54:7**

Priority, **54:8**

Defining fixture

Generally, **54:10**

UCC: 1962, **54:12**

UCC: 1972

Generally, **54:13**

Ordinary building materials, **54:14**

Trade fixtures law under UCC, **54:15**

Uniform Conditional Sales Act, **54:11**

Uniformity, **54:9**

Landlord and tenant

Bankruptcy, **54:56**

Priority rules for chattel financing under UCC, exceptions to general rule, tenant fixtures, debtor with right to remove fixtures, **54:49**

Magnuson-Moss Warranty Act

Generally, **54:59**

Coverage of fixtures, **54:60**

Mobile homes, bankruptcy, **54:58**

Modification of home mortgages in chapter 13, bankruptcy, **54:55**

Notice, benefits of UCC Article 9 as security device, **54:7**

Perfection of security interest. Security interest, below

Priority

Generally, **46:45**

Benefits of UCC Article 9 as security device, **54:8**

UCC § 9-313 (1962), **54:2**

UCC § 9-313 (1972), **54:3**

FIXTURES—Cont'd

- Priority exceptions
 - Agricultural liens, **54:47**
 - Crops, **54:45, 54:46**
 - Judicial liens, **54:43**
 - Manufactured homes, **54:44**
- Priority rules for chattel financing under UCC
 - Generally, **54:22, 54:23**
 - Antecedent real estate interest, priority over. Purchase money security interest, exceptions to general rule, below in this group
 - Construction mortgage, exceptions to general rule
 - Generally, **54:35**
 - Methods for defeating construction mortgagee's priority, **54:36**
 - Policies underlying construction mortgagee priority, **54:37**
 - Purchase money security interest, **54:27**
 - Exceptions to general rule
 - Consent to security interest by owner or encumbrancer, **54:48**
 - Construction mortgage, above in this group
 - First to file rule, **54:25**
 - Nonpurchase money security interest priority over subsequently arising real estate interest, below in this group
 - Overview, **54:24**
 - Purchase money security interest, below in this group
 - Readily removable machines and replacement domestic appliances, below in this group
 - Tenant fixtures, debtor with right to remove fixtures, **54:49**
 - Nonpurchase money security interest priority over subsequently arising real estate interest, exceptions to general rule
 - Generally, **54:29**
 - Common law approach, **54:30**
 - Requirements for priority, **54:32**
 - UCC approach, **54:31**
 - Purchase money security interest, exceptions to general rule
 - Generally, **54:26**

FIXTURES—Cont'd

- Priority rules for chattel financing under UCC—Cont'd
 - Purchase money security interest, exceptions to general rule
 - Cont'd
 - Antecedent real estate interest, priority over
 - Generally, **54:33**
 - Requirements for priority, **54:34**
 - Construction mortgages, **54:27**
 - Readily removable machines and replacement domestic appliances, **54:28**
 - Readily removable machines and replacement domestic appliances, exceptions to general rule
 - Generally, **54:38**
 - Chattel filing, **54:39**
 - Purchase money security interest, **54:28**
 - Readily removable, **54:40**
 - Readily removable factory or office machines, **54:41**
 - Replacement domestic appliances, **54:42**
- Remedies under code, **54:50**
- Revised article 9 and real property
 - Change in scope and description of collateral, real property interests, **21:7**
 - Filing office, **21:35**
 - Foreclosing on personal property separately from real property, **21:52**
 - Perfection, governing law, **21:30**
- Security interest
 - Conflicting claims, **54:17**
 - Creation and attachment, **54:16**
 - Filing procedures for perfection
 - Generally, **54:18**
 - Defining "fixture filing," **54:19**
 - Description of real estate in fixture filing, **54:20**
 - Timber and as-extracted collateral, **54:21**
- Special rules for fixtures, bankruptcy, **54:53**
- Summary
 - Generally, **54:1**

INDEX

FIXTURES—Cont'd

- Summary—Cont'd
 - Priority of fixtures under UCC § 9-313 (1962), **54:2**
 - Priority of fixtures under UCC § 9-313 (1972), **54:3**
 - Text of UCC § 9-313 (1972), **54:4**
- Uniform Commercial Code. See more specific lines under this index heading
- Uniform Conditional Sales Act, history and purpose of UCC 9-313, defining fixture, **54:11**
- Uniformity, history and purpose of UCC 9-313, **54:9**

FLOOD INSURANCE

- Residential mortgage lending after FIRREA, origination, pre-closing, **65:26**

FLORIDA PRACTICE

- Acceleration
 - Default, **75:4**
 - Notice of, **75:7**
 - Right to, **75:4**
- Assignments of rents, foreclosure by action and sale, **75:30**
- Attorneys' fees and costs, foreclosure practice and procedure, **75:45**
- Bankruptcy considerations, foreclosure sale procedures, **75:53**
- Bidding, foreclosure sale procedures, **75:52**
- Complaint and notice of lis pendens
 - Essential allegations, **75:31**
 - Federal government as defendant, **75:33**
 - Nonessential allegations, **75:32**
 - Notice of lis pendens, **75:35**
 - State of Florida as defendant, **75:34**
- Confirmation, foreclosure sale procedures, **75:54**
- Considerations prior to foreclosure
 - Defenses to foreclosure action
 - Generally, **75:9**
 - Equitable defenses, **75:10**
 - Miscellaneous defenses, **75:14**
 - Racketeer influenced and corrupt organizations act (RICO), **75:13**

FLORIDA PRACTICE—Cont'd

- Considerations prior to foreclosure
 - Cont'd
 - Defenses to foreclosure action
 - Cont'd
 - Statute of limitations, **75:11**
 - Usury, **75:12**
 - Demand and notice of acceleration, **75:7**
 - Election of remedies, **75:15**
 - Miscellaneous secured assets, **75:17**
 - Nature of default, **75:8**
 - Nonlitigation alternatives
 - Deeds in lieu, **75:19**
 - Workouts, **75:18**
 - Value of property and possibility of deficiency, **75:16**
- Constructive service of process, **75:38**
- Costs, foreclosure practice and procedure, **75:45**
- Deeds in lieu of foreclosure, **75:19**
- Default
 - Generally, **75:4**
 - Nature of, **75:8**
 - Reinstatement, **75:5**
 - Right to cure, **75:5**
- Default judgment, foreclosure practice and procedure, **75:41**
- Defenses to foreclosure action.
 - Considerations prior to foreclosure, above
- Deficiency
 - Possibility of, considerations prior to foreclosure, **75:16**
 - Suits, **75:60**
- Demand and notice of acceleration, **75:7**
- Discovery, foreclosure practice and procedure, **75:44**
- Election of remedies, **75:15**
- Entries of final judgment. Foreclosure practice and procedure, below
- Equitable defenses, **75:10**
- Federal government as defendant, complaint and notice of lis pendens, **75:33**
- Federal taxes, foreclosure by action and sale, priority of interests, **75:28**
- Finality of judgment, **75:59**
- Final judgments, foreclosure practice and procedure, **75:42**

FLORIDA PRACTICE—Cont'd

- Foreclosure by action and sale
 - Assignments of rents, **75:30**
 - Guarantors, **75:29**
 - Nature of foreclosure action, **75:20**
 - Parties, **75:22**
 - Priority of interests
 - Generally, **75:23**
 - Federal taxes, **75:28**
 - Judgment liens, **75:27**
 - Mechanics' liens, **75:26**
 - Motion to vacate foreclosure sale, **75:58**
 - Purchase money mortgage, **75:25**
 - Taxes, **75:24**
 - Venue and jurisdiction, **75:21**
- Foreclosure practice and procedure
 - Attorneys' fees and costs, **75:45**
 - Default judgment, **75:41**
 - Discovery, **75:44**
 - Entries of final judgment. Orders to show cause, entries of final judgment, payments, below in this group
 - Final judgments, **75:42**
 - Guardian ad litem, **75:43**
 - Orders to show cause, entries of final judgment, payments
 - Generally, **75:39**
 - Other than residential foreclosures, **75:40**
 - Payments. Orders to show cause, entries of final judgment, payments, above in this group
 - Summary judgment, **75:41**
 - Trial procedure
 - Foreclosure, **75:46**
 - Receivers, **75:47**
- Foreclosure sale procedures
 - Generally, **75:51 to 75:58**
- Foreclosure sale procedures
 - Generally, **75:48**
 - Bankruptcy considerations, **75:53**
 - Bidding, **75:52**
 - Confirmation and right of redemption, **75:54**
 - Multiple parcels, **75:51**
 - Notice and timing, **75:49**

FLORIDA PRACTICE—Cont'd

- Foreclosure sale procedures—Cont'd
 - Post sale procedures
 - Certificate of title, **75:57**
 - Possession, right to, **75:56**
 - Redemption, senior and junior mortgagees, **75:55**
- Guarantors, foreclosure by action and sale, **75:29**
- Guardian ad litem, foreclosure practice and procedure, **75:43**
- Introduction and special update
 - Generally, **75:1**
 - Interests construed as mortgages, **75:2**
 - Interests that may be mortgaged, **75:3**
 - Nature of mortgage, **75:1**
- Judgment, finality of, **75:59**
- Judgment liens, foreclosure by action and sale, priority of interests, **75:27**
- Jurisdiction, foreclosure by action and sale, **75:21**
- Lis pendens. Complaint and notice of lis pendens, above
- Loan reinstatement letter, **75:6**
- Long arm service of process, **75:37**
- Mechanics' liens, foreclosure by action and sale, priority of interests, **75:26**
- Multiple parcels, foreclosure sale procedures, **75:51**
- Notice
 - Acceleration, **75:7**
 - Foreclosure sale procedures, **75:49**
- Orders to show cause. Foreclosure practice and procedure, above
- Parties, foreclosure by action and sale, **75:22**
- Payments. Foreclosure practice and procedure, above
- Personal service of process, **75:36**
- Possession, right to, foreclosure sale procedures, post sale procedures, **75:56**
- Post sale procedures. Foreclosure sale procedures, above
- Priority of interests. Foreclosure by action and sale, above
- Purchase money mortgage, foreclosure by action and sale, priority of interests, **75:25**

INDEX

FLORIDA PRACTICE—Cont'd

- Racketeer Influenced and Corrupt Organizations Act (RICO), **75:13**
- Receivers, foreclosure practice and procedure, trial procedure, **75:47**
- Redemption, right of, foreclosure sale procedures, **75:54**
- Reinstatement and right to cure default, **75:7**
- Service of process
 - Constructive service, **75:38**
 - Long arm service of process, **75:37**
 - Personal service, **75:36**
- State of Florida as defendant, complaint and notice of lis pendens, **75:34**
- Statute of limitations, **75:11**
- Summary judgment, foreclosure practice and procedure, **75:41**
- Surplus funds, **75:50**
- Taxes, foreclosure by action and sale, priority of interests, **75:24**
- Timing, foreclosure sale procedures, **75:49**
- Trial procedure. Foreclosure practice and procedure, above
- Usury, **75:13**
- Value of property and possibility of deficiency, considerations prior to foreclosure, **75:16**
- Venue, foreclosure by action and sale, **75:21**
- Workouts, **75:18**

FLUCTUATING INTEREST RATES

- Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:23**

FMHA

- Farmers Home Administration (FmHA)** (this index)

FOOD SECURITY ACT OF 1985

- Workouts, farm/ranch loans, **7:6**

FORCIBLE ENTRY

- Lease provisions providing for, self-help possession, **57:30**

FORECLOSURE

- Generally, **13:27**
- Acceleration** (this index)

FORECLOSURE—Cont'd

- Accounting and Regulatory Implications of Workouts and Foreclosures** (this index)
- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Advertisement** (this index)
- Appeals, Massachusetts practice, **79:38**
- Arizona practice** (this index)
- Bankruptcy** (this index)
- California practice** (this index)
- Confirmation of sale and deficiency judgments, foreclosure first statutes, **22:26**
- Construction law and practice, **69:7**
- Consumer Financial Protection Bureau (CFPB)** (this index)
- Deeds In Lieu Of Foreclosure** (this index)
- Default
 - Contractual right to cure default, **17:21**
 - Deeds in lieu of foreclosure, remedies of lender upon default, **13:6**
 - FDIC/RTC, rights of, failed institution as tenant, policies on foreclosure consent and redemption, **13:43**
 - Lender, rights of
 - Preserving value after default and before foreclosure, **13:1**
 - Protecting property prior to foreclosure, **12:2**
 - Remedies of lender upon, **13:8**
 - Right to foreclose, below
- Defenses** (this index)
- Deficiency judgments, foreclosure first statutes, **22:26**
- Dormant foreclosure judgments, **22:31**
- Due On Encumbrance Clause** (this index)
- Due On Sale Clause** (this index)
- FDIC and RTC policies on foreclosure consent and redemption rights, bars to foreclosure, **17:31**
- Federal Courts** (this index)
- Federally chartered lenders, due on sale clause, acceleration of debt, right to foreclose, prior to Garn-St. Germain Act, **17:13**

FORECLOSURE—Cont'd

- Florida practice** (this index)
- Fraudulent Conveyances and Transfers** (this index)
- Garn-St. Germain Act
 - Due on encumbrance clause, acceleration of debt, right to foreclose, **17:20**
 - Due on sale clause, above in this group
- Georgia practice** (this index)
- Governmentally, **17:32**
- Governmentally or privately insured mortgages, **17:32**
- Hazardous waste, liability for, lender's right to foreclosure, Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, **59:25**
- Housing and Urban Development (HUDFHA) Mortgages** (this index)
- Installment (Partial) Foreclosure** (this index)
- Installment Land Contracts** (this index)
- Insurance, mortgagee's right to foreclose, **13:105**
- Judgment, effect of foreclosure, **85:7**
- Judicial Foreclosure** (this index)
- Junior Lenders and Lienholders** (this index)
- Lender, rights of. Default, above
- Lis pendens, property subject to, bars to foreclosure, **17:25**
- Massachusetts practice** (this index)
- Michigan practice** (this index)
- Moratoria and mediation statutes, bars to foreclosure
 - Right to foreclose, **17:29**
- Mortgage, Pennsylvania practice, **85:3**
- Nonjudicial Foreclosure** (this index)
- North Carolina practice** (this index)
- Notice of foreclosure, bars to foreclosure, **17:30**
- Ohio, **84:3**
- Options as to remedies
 - Installment land contracts, **15:4**
 - Methods of foreclosure, by type of security agreement and state, **15:3**

FORECLOSURE—Cont'd

- Options as to remedies—Cont'd
 - Promissory note, suit on, **15:2**
 - Special situations, **15:5**
- Owner-occupied residences. **Modification of Mortgages on Owner-Occupied Residences** (this Index)
- Personal property separately from real property. **Revised Article 9 and Real Property** (this index)
- Possession** (this index)
- Practices, overview of
 - Generally, **15:1**
 - Options as to remedies, above
- Prerequisites to
 - Generally, **17:1**
 - Purposes of foreclosure, **17:2**
 - Right to foreclose, below
 - Selection of type of foreclosure, **17:33**
- Privately insured mortgages, **17:32**
- Promissory note, suit on, options as to remedies, **15:2**
- Protection Bureau. **Consumer Financial Protection Bureau (CFPB)** (this index)
- Purposes of foreclosure, **17:2**
- Receivership, property in, bars to foreclosure, **17:22**
- Reinstatement, avoidance of foreclosure by, **17:8**
- Right to foreclose
 - Acceleration** (this index)
 - Avoidance of foreclosure by reinstatement, **17:8**
 - Bankruptcy of borrower, bars to foreclosure, **17:27**
 - Contractual right to cure default, **17:21**
 - Default
 - Generally, **17:3**
 - Contractual right to cure default, **17:21**
 - FDIC and RTC policies on foreclosure consent and redemption rights, bars to foreclosure, **17:31**
- Installment Land Contracts** (this index)
 - Lis pendens, property subject to, bars to foreclosure, **17:25**

INDEX

FORECLOSURE—Cont'd

- Right to foreclose—Cont'd
 - Moratoria and mediation statutes, bars to foreclosure, **17:29**
 - Notice of foreclosure, bars to foreclosure, **17:30**
 - Receivership, property in, bars to foreclosure, **17:22**
 - Reinstatement, avoidance of foreclosure by, **17:8**
 - Standing, bars to foreclosure, **17:23**
 - Statutes of limitation, below
 - Tender of amount due, bars to foreclosure, **17:24**
 - Waiver or estoppel of lender, bar to foreclosure, **17:26**
- Sale, set aside, **76:55**
- Selection of type of foreclosure, **17:33**
- Servicemembers Civil Relief Act, bars to foreclosure, **17:28**
- Standing, bars to foreclosure, **17:23**
- Standing in Pennsylvania practice, **85:5**
- Statutes of limitation
 - Determining applicable statute, **17:4**
 - Mortgage, enforcement of, **17:6**
 - Note, enforcement of, **17:5**
- Strict Foreclosure** (this index)
- Subordinated mortgage, foreclosure of, **13:30**
- Substitution of party, Pennsylvania practice, **85:6**
- Summary Proceedings To Obtain Possession** (this index)
- Tax Consequences of Workouts** (this index)
- Tax Consequences To Borrowers, Investors, and Lenders** (this index)
- Tender of amount due, bars to foreclosure, **17:24**
- Texas practice** (this index)
- Title Insurance** (this index)
- Title search
 - Generally, **17:33**
- Transfer of mortgage by lender, standing to lift automatic stay to foreclose and other problems with foreclosure, **27:120 to 27:123**
- Veterans Administration (VA) mortgages** (this index)

FORECLOSURE—Cont'd

- Waiver or estoppel of lender, bar to foreclosure, **17:26**
- FORECLOSURE OF INSTALLMENT LAND SALES CONTRACTS**
 - Generally, **19:20**
- FORFEITURE**
 - Installment Land Contracts** (this index)
- FORGIVENESS OF DEBT**
 - Tax Consequences of Workouts** (this index)
 - Tax Consequences to Borrowers, Investors, and Lenders** (this index)
- FRANKLIN NATIONAL CASE**
 - Liability of lender for controlling debtor and for other acts, assumption of duty and negligence, **8:18**
- FRAUD**
 - Appraisal Fraud and Current Appraisal practice** (this index)
 - Arizona practice, defenses, **73:69**
 - Bank fraud, generally, **52:38**
 - Bankruptcy Abuse Prevention and Consumer Protection Act of 2005** (this index)
 - Bankruptcy** (this index)
 - Bond, fraud in procurement of, surety's defense in action on performance bonds, **47:30**
 - California practice** (this index)
 - Class actions for statutory fraud cases, **52:48**
 - Criminal federal fraud and false claims statutes, **52:35**
 - Deeds in lieu of foreclosure, risks to lender, challenge for fraud or inadequate consideration, **11:10**
 - D'Oench, Duhme* doctrine and 12 USC § 1823(e), real defenses, **53:19**
 - Fraud Enforcement and Recovery Act of 2009** (this index)
 - Interstate fraud and interstate land sales full disclosure act, **52:46**

FRAUD—Cont'd

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Mail Fraud (this Index)

Michigan practice, foreclosure by advertisement, **80:32.50**

Mortgages (this index)

New York practice, defenses to acceleration, **82:33**

Racketeer Influenced and Corrupt Organizations Act (RICO), **9:25, 52:27**

Remedies, generally, **52:1 et seq.**

Securities fraud, **52:15 et seq.**

State and lower governmental entities False Claims Acts, **52:39**

Texas practice (this index)

Transfer of interest in real property, **52:49**

FRAUD ENFORCEMENT AND RECOVERY ACT OF 2009 (FERA)

Generally, **52:7 et seq.**

Appropriations for enforcement, **52:8**

Commodities and derivatives fraud, **52:12**

Economic stimulus package, **52:11**

False statements in mortgage applications to private lenders, **52:10**

Federal money laundering statutes, **52:13**

Private mortgage lenders, generally, **52:9**

Stimulus plan, **52:11**

TARP (Troubled Asset Relief Program), **52:11**

FRAUDULENT CONVEYANCES AND TRANSFERS

Generally, **26:1, 52:14**

Actions creditors can bring

Property, action against, based on presumption that transfer was nullity, **26:29**

Set aside transfer, action to, **26:28**

Arizona practice, **73:80**

Bankruptcy (this index)

FRAUDULENT CONVEYANCES AND TRANSFERS—Cont'd

Consideration or value received by debtor

Role in determining fraudulence, **26:8**

UFCA, **26:9**

UFTA, reasonably equivalent value, **26:10**

Constructive fraud, actual intent need not be proved

Generally, **26:16**

Debtor, transfers by, without fair consideration leaving unreasonably diminished assets, **26:18**

Guarantors, liability of, **49:10**

Insolvents, transfers by, without fair consideration, **26:17**

Partnership property, **26:19**

Distinction between fraudulent transfers and preferences, **26:12**

Elements of actual and constructive fraudulent transfers, **26:3**

Foreclosure

Adjustment of debts of individuals, bankruptcy chapter 13, foreclosure of mortgage as fraudulent transfer, **35:160**

Sales, transfers and, **26:11**

Guarantors, Liability Of (this index)

Historical background, **26:2**

Insider transfers, preferential, **26:12**

Insolvents, transfers by, without fair consideration, constructive fraud, actual intent need not be proved, **26:17**

Intentional fraudulent conveyances

Generally, **26:13**

Belief of inability to pay, conveyances by debtor with, **26:15**

Guarantors, liability of, **49:10**

Proving debtor's intent to defraud, **26:14**

Jury trial, right to, **26:38**

Laches, **26:33**

Leveraged buyout as fraudulent conveyance

Constructive fraud in leveraged buyouts, **26:37**

Lack of good faith due to knowledge of insolvency, **26:34**

INDEX

FRAUDULENT CONVEYANCES AND TRANSFERS—Cont'd

Leveraged buyout as fraudulent conveyance—Cont'd

Lien of transferee who has paid less than full value, UFCA § 9(2), **26:36**

Protection under UFCA § 9(1) for new transferee from original transferee, **26:35**

Organization of chapter, **26:4**

Original parties and purchasers, rights and liabilities of

Original parties

Debtor and transferee, good faith transferee for value as protected, **26:23**

Nonfraudulent transfer for less than full value, **26:24**

Purchasers from transferee, **26:25**

Partnership property, constructive fraud, actual intent need not be proved, **26:19**

Preferences, distinction between fraudulent transfers and, **26:12**

Remedies available to creditors and purchasers

Actions creditors can bring, above

Classes of potential plaintiffs, **26:27**

Prior judgment not needed to avoid fraudulent conveyance, **26:26**

UFCA, below

UFTA, remedies under, **26:32**

Special purpose entity (SPE/SPV), bankruptcy remoteness, asset securitization and commercial mortgage-backed securities, **67:36**

Statute of limitations, **26:33**

UFCA

Generally, **26:5**

Consideration or value received by debtor, **26:9**

Remedies under

Matured claims, creditors with, **26:30**

Unmatured claims, creditors with, **26:31**

UFTA

Generally, **26:5**

FRAUDULENT CONVEYANCES AND TRANSFERS—Cont'd

UFTA—Cont'd

Reasonably equivalent value, consideration or value received by debtor, **26:10**

Remedies under, **26:32**

Uniform Acts

Definition of terms, **26:7**

States which have not adopted, **26:6**

Uniform Fraudulent Conveyance Act. UFCA, above

Uniform Fraudulent Transfer Act. UFTA, above

Value. Consideration or value received by debtor, above

FREDDIE MAC

Residential mortgage lending after FIRREA, regulation of, **65:5**

FREEZING DEBTOR'S BANK ACCOUNT

Bankruptcy, while seeking relief from stay, **31:47**

FRIENDLY FORECLOSURE

Ohio practice, **84:19**

FULL PAYMENTS OF PRIORITY CLAIMS

Confirmation of plan, adjustment of debts of individuals, bankruptcy chapter 13, **35:81**

FULL WARRANTY SALE

Construction law and practice, disposition, contracts for, project condition, **70:151**

FULTON GOLD CASE

Tax Consequences of Workouts (this index)

Tax Consequences To Borrowers, Investors, and Lenders (this index)

FUNDING

Brownfields, environmental issues

Generally, **62:8, 62:10 to 62:18**

Liability reforms, **62:8**

FUTURE ACTS AND MATTERS

- Advances. **Future Advances** (this index)
- Tax consequences of workouts, **56:120**

FUTURE ADVANCES

- Nevada, **81:4**
- Priorities Among Lien Claimants** (this index)
- Secured instruments, **83:11**
- Senior mortgage modification, effect on junior lien holders, **4:8**

GAAP

- Thriffs, generally accepted accounting principles for (thrift GAAP), **10:5**

GAP COMMITMENTS

- Construction law and practice, term financing, lending commitments, **70:86**

GARN ST. GERMAIN

- New York practice, acceleration, strict interpretation, **82:17**

GARN-ST. GERMAIN ACT

- Foreclosure** (this index)

GENERAL CONTRACTOR BANKRUPTCY

- Bankruptcy** (this index)

GENERAL LIABILITY POLICIES

- Environmental Issues** (this index)

GEOGRAPHIC DIVERSITY

- Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:72**

GEORGIA PRACTICE

- Generally, **76:1 et seq.**
- Absolute deed, **76:10**
- Action on note, **76:17**
- Assignment of rents and profits clauses, after default and prior to foreclosure, **76:15**
- Attorney's fees
 - Generally, **76:20**
 - Bankruptcy, **76:21**
- Bankruptcy
 - Attorney's fees, **76:21**

GEORGIA PRACTICE—Cont'd

- Bankruptcy—Cont'd
 - Right to rents after bankruptcy of grantor of security deed, **76:16**
- Bond for title, **76:9**
- Deeds
 - Absolute deed, **76:10**
 - Bankruptcy, right to rents after bankruptcy of grantor of security deed, **76:16**
 - Judicial foreclosure, deed to secure debt, **76:51**
 - Security agreements
 - Characteristics of deed to secure debt, **76:5**
 - Deed to secure debt, generally, **76:1**
 - Formal requirements for security deed, **76:4**
 - Trust deeds, **76:7**
- Foreclosure
 - Assignment of rents and profits clauses, after default and prior to foreclosure, **76:15**
 - Judicial foreclosure, below
 - Possession
 - Mortgagee in possession, after default and prior to foreclosure, **76:12**
 - Right to possession, after default and prior to foreclosure, **76:11**
 - Power of sale. Foreclosure under power of sale, below
 - Prerequisites to, **76:19**
 - Redemption, after default and prior to foreclosure, **76:13**
 - Right to receiver, after default and prior to foreclosure, **76:14**
- Foreclosure sale, setting aside, **76:55**
- Foreclosure under power of sale
 - Generally, **76:23 et seq.**
 - Advertisement, confirmation and deficiency judgment, **76:44**
 - Code 23-2-114, **76:26**
 - Confirmation and deficiency judgment, **76:40 to 76:47**
 - Constitutionality, **76:24**
 - Constructive fraud, **76:38**
 - Deed to foreclosure sale purchaser, **76:35**

INDEX

GEORGIA PRACTICE—Cont'd

- Foreclosure under power of sale
 - Cont'd
 - Effect of sale, **76:34**
 - Foreclosure other than on debtor's dwelling, **76:30**
 - Fraud, **76:37**
 - Mixed collateral, **76:45**
 - Notice, confirmation and deficiency judgment, **76:44**
 - Notice of sale, **76:28 to 76:30**
 - Parties to proceeding, **76:42**
 - Power of sale clause, **76:25**
 - Purchaser at sale, **76:33**
 - Redemption prior to foreclosure sale, **76:31**
 - Reformation of deed, Code 23-2-114, **76:27**
 - Regularity of sale, confirmation and deficiency judgment, **76:44**
 - Resale, **76:46**
 - Statute, **76:41**
 - Time and conduct of sale, **76:32**
 - True market value, confirmation and deficiency judgment, **76:43**
 - Wrongful foreclosure, **76:36**
- Guarantors, action against, **76:18**
- Hazardous waste, **76:56**
- Installment land sales contracts, **76:9**
- Judicial foreclosure
 - Deed to secure debt, **76:51**
 - Foreclosure in equity, **76:49**
 - Mortgage at law, **76:52, 76:53**
 - Receiver's sale in equity, **76:50**
 - Selection of, **76:48**
- Lender liability and hazardous waste, **76:56**
- Lien claimants, priority of, **76:54**
- Mortgagee in possession, after default and prior to foreclosure, **76:12**
- Mortgages, **76:6**
- Mortgages and other instruments distinguished, **76:3 et seq.**
- Mortgage substitutes, **76:8 et seq.**
- Possession
 - Mortgagee in possession, after default and prior to foreclosure, **76:12**
 - Right to possession, after default and prior to foreclosure, **76:11**

GEORGIA PRACTICE—Cont'd

- Power of sale
 - Foreclosure under power of sale, above
- Priority of lien claimants, **76:54**
- Receivers
 - Judicial foreclosure, receiver's sale in equity, **76:50**
 - Right to receiver, after default and prior to foreclosure, **76:14**
- Redemption, after default and prior to foreclosure, **76:13**
- Rents
 - Assignment of rents and profits clauses, after default and prior to foreclosure, **76:15**
 - Bankruptcy of grantor of security deed, right to rents after, **76:16**
 - Right to possession, after default and prior to foreclosure, **76:11**
 - Right to receiver, after default and prior to foreclosure, **76:14**
- Security agreements
 - Generally, **76:1 to 76:10**
 - Characteristics of deed to secure debt, **76:5**
 - Deed to secure debt, generally, **76:1**
 - Formal requirements for security deed, **76:4**
 - Mortgages and other instruments distinguished, **76:3 et seq.**
- Trust deeds, **76:7**

GERSHKOWITZ CASE

- Tax consequences of workouts, **56:12**
- Tax consequences to borrowers, investors, and lenders, exclusion of COD from gross income, reduction of nonrecourse indebtedness, **55:33**

GOLDMAN SACHS

- Securities fraud, **52:21, 52:22**

GOOD FAITH

- Adjustment of debts of individuals, bankruptcy chapter 13, confirmation of plan, **35:80**
- Bankruptcy** (this index)
- Borrowers, summary of advice for, **5:32**
- California practice** (this index)
- Fraudulent conveyance, leveraged buyout as, lack of good faith due to

GOOD FAITH—Cont'd

knowledge of insolvency, **26:34**

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Mortgages, holder in due course, **27:94**
New York practice, judicial foreclosure, **82:48**

Reorganization under chapter 11 of bankruptcy code, dismissal or conversion to chapter 7, moving for, case filed in bad faith, **34:51**

Residential mortgage lending after FIRREA, regulation of, information to applicants, good faith estimate of charges, **65:8**

GOOD SAMARITAN DOCTRINE

Arizona practice, liability under, **73:68**

GOVERNMENTAL SOVEREIGN IMMUNITY

Bankruptcy, **31:131**

GOVERNMENT PROGRAMS

Bankruptcy (this index)

GRADSKY CASE

California practice (this index)

GRANDFATHERED INVESTMENTS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), limits on loans and investments, **64:12**

GUARANTORS

Asset securitization and commercial mortgage-backed securities, reducing risk of default, credit enhancement, **67:82**

Bankruptcy, personal guarantee of nondebtor, cash collateral orders, foreclosure, postpetition cash receipts, **36:48**

California practice (this index)

Florida practice, foreclosure by action and sale, **75:29**

Priorities among lien claimants, mechanics' and materialmen's liens, owner's and lender's protection against mechanics' liens, **46:41**

GUARANTORS, LIABILITY OF

Generally, **49:1**

Actions against guarantors

Ohio practice, **84:16**

Automatic stay, effect of, **49:13**

Corporation law, defenses arising under
Generally, **49:5**

Ultra vires doctrine, **49:6**

Creditors' rights issues, **49:8**

Deeds in lieu of foreclosure, loss of guarantor liability, risks to lender, **11:11**

Defenses

Contract law, defenses arising under, **49:3**

Corporation law, defenses arising under, above

Suretyship law, defenses arising under, **49:4**

Drafting guarantee, **49:2**

Fraudulent conveyances

Generally, **49:9**

Adequate consideration, **49:11**

Financial condition, **49:12**

Intentional or constructive fraud, **49:10**

Mortgages, effect of transfer, **25:24**

Procedural constraints, **49:7**

Voidable preference issues, **49:14**

GUARDIAN AD LITEM

Florida practice, foreclosure practice and procedure, **75:43**

HARSHNESS

Arizona practice, defenses, disproportionate harshness, **73:67**

HAZARDOUS WASTE

California practice, right to inspect for hazardous waste, one form of action, exceptions to application of rule, **74:36**

Georgia practice, **76:56**

Massachusetts practice, **79:39**

HAZARDOUS WASTE, LIABILITY FOR

Generally, **59:1 et seq.**

Asbestos, **59:54**

INDEX

**HAZARDOUS WASTE, LIABILITY
FOR—Cont'd**

- Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996
 - Definition of “participate in management,” **59:24**
 - Fiduciaries, protection of, below
 - Foreclosure, effect of, **59:25**
 - Impact of EPA lender liability rule, **59:26**
 - Key provisions, **59:23**
- Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:90**
- Bonding companies, performance bonds, **47:25**
- CERCLA
 - Innocent purchasers and foreclosing lenders liable, *Maryland Bank and Trust*, owners’ liability under CERCLA, **59:6**
 - Third party acts and innocent purchaser/landowner defense, below
- Comprehensive Environmental Response, Compensation and Liability Act. CERCLA, above
- Disposal, **59:55**
- EPA’s lender liability rule
 - Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, adoption of portion of EPA lender liability rule, **59:26**
 - CERCLA Amendments of 1996, **59:20 to 59:22**
 - Fiduciaries, protection of, below
- FDIC guidelines for environmental risk program, lender environmental liability, developing law of, **59:19**
- Fiduciaries, protection of
 - EPA’s lender liability rule and Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996
 - Generally, **59:27**
 - Exclusions from liability protection, **59:29**
 - General rule: fiduciary not personally liable, **59:28**

**HAZARDOUS WASTE, LIABILITY
FOR—Cont'd**

- Fiduciaries, protection of—Cont'd
 - EPA’s lender liability rule and Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996—Cont’d
 - Prior case law, **59:31**
 - Safe harbor for fiduciary activities, **59:30**
- Foreclosure, lender’s right to, Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, **59:25**
- Generation of hazardous waste, **59:55**
- Guidice v BFG Electroplating and Mfg. Co.*, lender environmental liability, developing law of, **59:13**
- Innocent purchaser defense. Third party acts and innocent purchaser/landowner defense, below
- Innocent purchasers and foreclosing lenders liable
 - Generally, **59:3**
 - Critical analysis of *Maryland Bank and Trust*, **59:8**
 - Maryland Bank and Trust*
 - Critical analysis of, **59:8**
 - Facts, **59:5**
 - Holding, **59:4**
 - Mortgage, foreclosure, and current ownership, **59:7**
 - Owners’ liability under CERCLA, **59:6**
 - In Re Bergsoe Metals Corp.* Lender liability, developing law of, below
- Lender environmental liability, developing law of
 - FDIC guidelines for environmental risk program, **59:19**
 - Guidice v BFG Electroplating and Mfg. Co.*, **59:13**
 - In Re Bergsoe Metals Corp.*
 - Decision of court, **59:18**
 - Facts, **59:17**
 - United States v Fleet Factors*
 - Court of appeals decision, **59:16**
 - District court decision, **59:15**
 - Facts and procedural posture, **59:14**

HAZARDOUS WASTE, LIABILITY FOR—Cont'd

- Lender environmental liability, developing law of—Cont'd
 - United States v Mirabile*
 - Comparison of *Mirabile* and *Maryland Bank and Trust*, **59:12**
 - Facts and lower court holdings, **59:11**
 - Indicia of ownership: security interest and participation, **59:10**
- Lender liability for underground storage tanks, **59:53**
- Lenders, secured creditors, and other owners, liability for hazardous substances, and contamination, **59:2**
 - Maryland Bank and Trust*. Innocent purchasers and foreclosing lenders liable, below
- Parent corporation's liability for CERCLA liability of subsidiary
 - Generally, **59:50**
 - Individual shareholder or officer, liability of, **59:51**
- Performance bonds, **47:25**
- Safe harbor for fiduciary activities, EPA's lender liability rule and Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, **59:30**
- State liens and superliens
 - Generally, **59:44**
 - Normal priority environmental liens, **59:45**
 - Special priority government liens, **59:46**
 - Superliens
 - Generally, **59:47**
 - Challenges to superlien laws: *Kessler v Tarrats*, **59:48**
 - Windfall lien, **59:49**
- Storage, **59:53, 59:55**
- Superliens. State liens and superliens, above
- Third party acts and innocent purchaser/landowner defense
 - Generally, **59:32**
 - Appropriate inquiry, **59:36**
 - Bona fide prospective purchasers
 - Exclusions from PRP status, **59:42**

HAZARDOUS WASTE, LIABILITY FOR—Cont'd

- Third party acts and innocent purchaser/landowner defense—Cont'd
 - Bona fide prospective purchasers
 - Cont'd
 - Special settlement authority, **59:43**
 - Contiguous property owners
 - Exclusions from PRP status, **59:42**
 - Special settlement authority, **59:43**
 - Contractual relationship, **59:37**
 - Damage caused solely by third party, **59:35**
 - De micromis contributors
 - Exclusions from PRP status, **59:42**
 - Special settlement authority, **59:43**
 - Due care, exercise of, **59:38**
 - Further protections, **59:41**
 - Initial CERCLA defenses, **59:33**
 - 1986 Superfund Amendments, **59:34**
 - Practical response, **59:40**
 - Seller, innocent purchaser as, **59:39**
 - Special settlement authority for bona fide prospective purchasers, owners of contiguous property and de minimus, de micromis, and other low-level contributors, **59:43**
- Transportation, **59:55**
- Treatment of hazardous waste, **59:55**
- United States v Fleet Factors*. Lender environmental liability, developing law of, below
- United States v Mirabile*. Lender liability, developing law of, below
- Use and transfer of contaminated property, regulation of, **59:52**

HEARINGS

- California practice** (this index)
- Judicial Foreclosure** (this index)
- New York practice, judicial foreclosure, **82:53**
- North Carolina practice** (this index)

HOLDER

- Mortgages, holder of perfected pledge of note vs parties having rights against assignor-pledgor, **27:70**

INDEX

HOLDER—Cont'd

Perfected pledge of note vs parties having rights against assignor-pledgor, **27:70**

HOLDER IN DUE COURSE

D'Oench, Duhme Doctrine and 12 USCA § 1823(e) (this index)

Mortgages (this index)

HOLDING COMPANIES

Bankruptcies, enjoining government agencies, savings association holding company petitions for bankruptcy relief, **44:23**

HOME EQUITY LOANS

Texas practice (this index)

HOME LOANS

Notice of hearing, nonjudicial sales, **83:54**

HOME MORTGAGES

Residential Mortgages (this index)

HOMEOWNER BILL OF RIGHTS

California practice, **74:134**

HOMESTEAD

Arizona practice, defenses, **73:78**
Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, **32:56**

HOTEL REVENUES

Bankruptcy (this index)

HOUSING AND URBAN

DEVELOPMENT (HUDFHA) MORTGAGES

Attorneys' fees and costs. Termination of governmentally or privately insured mortgages

Default. Termination of governmentally or privately insured mortgages, below

Foreclosure

Multifamily HUD mortgage insurance
Assigned multifamily mortgages, **28:36**

Conveyance of title to HUD, **28:30**
Single family HUD mortgage insurance

Generally, **28:70**

HOUSING AND URBAN

DEVELOPMENT (HUDFHA) MORTGAGES—Cont'd

Foreclosure—Cont'd

Single family HUD mortgage insurance—Cont'd

Mortgagor protections, **28:73**

Notice requirements, **28:72**

Outline of foreclosure procedures, **28:71**

State law, effect on, **28:74**

Subsidized rental projects, termination of governmentally or privately insured mortgages, **28:77**

Termination of governmentally or privately insured mortgages

Generally, **28:24**

Assignment of mortgage

Multifamily HUD mortgage insurance

HUD, assignment to, **28:28**

Insurance claims, **28:34**

Mortgages not in default, **28:26**

Single-family mortgage to HUD, **28:59**

Attorneys' fees and costs. Single family HUD mortgage insurance, below in this group

Conveyance of title to HUD.

Multifamily HUD mortgage insurance, below in this group

Default

Multifamily HUD mortgage insurance, **28:27**

Single family HUD mortgage insurance, below in this group

Insurance claims. Multifamily HUD mortgage insurance, below in this group

Multifamily HUD mortgage insurance

Assignment of mortgage, above in this group

Conveyance of title to HUD

Generally, **28:29**

Acquisition of title other than through foreclosure, **28:31**

Foreclosure of mortgage, **28:30**

Transfer of title and application for insurance claim, **28:32**

**HOUSING AND URBAN
DEVELOPMENT (HUDFHA)
MORTGAGES—Cont'd**

- Termination of governmentally or privately insured mortgages—Cont'd
- Multifamily HUD mortgage insurance—Cont'd
 - Defaults and election to assign mortgage to HUD or to convey title to HUD, **28:27**
 - Eligibility, **28:25**
 - Foreclosure, above
 - Insurance claims
 - Generally, **28:33**
 - Assignment of mortgage, **28:34**
 - Conveyance of title to HUD, **28:35**
- Single family HUD mortgage insurance
 - Generally, **28:37**
 - Alternatives of HUD to foreclosure and loss mitigation
 - Generally, **28:50**
 - Actions to promote foreclosure alternatives/loss mitigation, **28:52**
 - Deeds in lieu of foreclosure, **28:57**
 - Early default counseling, **28:51**
 - Modifications/recastings, **28:55**
 - Partial claims, **28:54**
 - Preforeclosure sales, **28:56**
 - Special forbearance, **28:53**
 - Assignment of single-family mortgage to HUD, **28:59**
 - Attorneys' fees and costs, delinquency and default
 - Acquisition of title, full and two-thirds reimbursement, **28:44**
 - Allowable fees, **28:42**
 - Bankruptcy proceedings, full and two-thirds reimbursement, **28:46**
 - Deficiency judgments, full and two-thirds reimbursement, **28:48**
 - Eviction or gaining possession, full and two-thirds reimbursement, **28:45**

**HOUSING AND URBAN
DEVELOPMENT (HUDFHA)
MORTGAGES—Cont'd**

- Termination of governmentally or privately insured mortgages—Cont'd
- Single family HUD mortgage insurance—Cont'd
 - Attorneys' fees and costs, delinquency and default—Cont'd
 - Full and two-thirds reimbursement, **28:43 to 28:49**
 - Special services, full and two-thirds reimbursement, **28:47**
 - Varying percentage of costs, **28:49**
- Bankruptcy (this index)**
 - Claims without conveyance of title, **28:58**
 - Co-insured mortgages, **28:76**
 - Conveyance of home properties to HUD and mortgage insurance claims
 - Generally, **28:60**
 - Bankruptcy of mortgagor, **28:67**
 - Claim payment, **28:69**
 - Condition of property at conveyance, **28:66**
 - Deeds in lieu of foreclosure, **28:63**
 - Deficiency judgments, **28:68**
 - Direct conveyance, **28:64**
 - Occupancy and possession, **28:65**
 - Time requirements, **28:61**
 - Title requirements, **28:62**
 - Default. Delinquency and default, below in this subgroup
 - Delinquency and default
 - Generally, **28:38**
 - Attorneys' fees and costs, above in this subgroup
 - Date of default, **28:39**
 - Early default counseling, **28:51**
 - Notice of delinquency, **28:40**
 - Reinstatement of defaulted mortgage, **28:41**
 - Disposition of HUD-acquired single-family property, **28:75**
 - Foreclosure, above

INDEX

HOUSING AND URBAN

DEVELOPMENT (HUDFHA) MORTGAGES—Cont'd

Termination of governmentally or
privately insured mortgages
—Cont'd

Subsidized rental projects, **28:77**

HOUSING PROVISIONS

Financial Institutions Reform, Recovery
and Enforcement Act (FIRREA),
64:16

HUDFHA MORTGAGES

**Housing and Urban Development
(HUDFHA) mortgages** (this
index)

HYPERAMORTIZATION

Asset securitization and commercial
mortgage-backed securities, reduc-
ing risk of default, **67:91**

IDENTIFICATION

Environmental issues, identification of
contaminated sites, **61:9**

IDENTITY OF OCCUPANTS

Summary proceedings to obtain posses-
sion following foreclosure, **57:89**

IDENTITY THEFT

Mortgages, **51:36 to 51:38**

ILLEGALITY

Arizona practice, **73:69**
D'Oench, Duhme doctrine and 12
USCA § 1823(e), real defenses,
53:20

ILLINOIS PRACTICE

Generally, **77:1**
Assignment of land trusts, judicial fore-
closure, **77:13**
Bankruptcy, effect of
Generally, **77:25**
Chapter 13, **77:26**
Stays of redemption, **77:27**
Confirmation of sale
Generally, **77:16**
Default judgment of foreclosure,
77:17
Vacation of, **77:18**

ILLINOIS PRACTICE—Cont'd

Consent foreclosures
Judicial foreclosure, **77:14**
Deeds in lieu of foreclosure, **77:3**
Deficiency judgment and confirmation
of sale, **77:16**
Fees and costs, **77:29**
Foreclosure sale and deed, third party
challenges, **77:19**
Judicial foreclosure
Assignment of land trusts, **77:13**
Consent foreclosures, **77:14**
Mortgages and deeds of trust, gener-
ally, **77:6**
Real estate installment contracts,
77:12
Strict foreclosure, **77:15**
Jurisdiction, **77:9**
Lien of judgment, **77:8**
Mechanics' liens, **77:30**
Military service, **77:28**
Mortgage foreclosure statute, **77:2**
Nonjudicial foreclosure not permitted,
77:4
Online judicial sales, **77:7**
Parties, **77:11**
Pleadings, **77:10**
Possession
Foreclosed premises, **77:24**
Real estate installment contracts,
judicial foreclosure, **77:12**
Redemption after foreclosure
Amount to redeem, **77:22**
Right to redeem, **77:20**
Time of redemption, **77:21**
Reinstatement by mortgagor, **77:5**
Restitution, **77:23**
Security devices, **77:1**
Strict foreclosure
Judicial foreclosure, **77:15**
Time of redemption, **77:21**

IMPLIED WARRANTY

Possession (this index)

IMPROVEMENTS

Devolution to mortgagee of landlord's
obligations and liabilities, default,
obligations relating to construction
of improvements, **13:45**

IMPROVEMENTS—Cont'd

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

INCOME TAX

Construction law and practice, **69:10**
 Corporate income tax, asset securitization and commercial mortgage-backed securities, income from foreclosure property, trustee and servicing, **67:66**
 Default, remedies of lender upon default, tax write off, **13:5**
 Mortgage modifications affecting income tax, **4:20**
Practical and Business Aspects (this index)

IN CONTEMPLATION RULE

Tax consequences of workouts, **56:87**

INCREASING RATES

Construction law and practice, pre-closed loan, **70:119**

INDEMNIFY, DUTY TO

Insurance coverage for environmental damage, **60:19**

INFLATION

Construction law and practice, project economics, **70:49**

INFORMANTS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:26**

INJUNCTIONS

Anti-Injunction Statute (this index)
 Arizona practice, racketeering injunctions, defenses, **73:75**
Bankruptcy (this index)
 Confirmation of sale and deficiency judgments, **22:24**
 Foreclosure of senior mortgage, injunction against, **29:22**
 Nonjudicial foreclosure
 North Carolina, **83:75**
 Release of injunction, North Carolina, **83:76**
 Nonjudicial foreclosure, injunction to prevent sale, attacks on validity of

INJUNCTIONS—Cont'd

foreclosure sale, **19:21**
 Racketeering injunctions, defenses, Arizona practice, **73:75**
 Sale, power to enjoin, confirmation of sale and deficiency judgments, **22:24**

INNOCENT PERSONS

D'Oench, Duhme doctrine, applying regardless of innocent conduct, **53:11**
Hazardous Waste, Liability For (this index)

IN PERSONAM JURISDICTION

Personal Jurisdiction (this index)

IN REM PROCEEDING

Foreclosure as, federal courts, execution sales and foreclosures, **24:4**

INSIDERS

Bankruptcy (this index)
 Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:15**
 Fraudulent transfers, preferential insider transfers, **26:12**
Liability Of Lender For Controlling Debtor and For Other Acts (this index)

INSOLVENCY

Bankruptcy (this index)
D'Oench, Duhme doctrine, applying to private parties who purchase assets of insolvent institution, **53:12**
 Fraudulent conveyances and transfers, transfers by insolvents without fair consideration, constructive fraud, actual intent need not be proved, **26:17**
 Nonbankruptcy insolvency proceedings, **32:6 to 32:9**
Tax Consequences of Workouts (this index)
Tax Consequences To Borrowers, Investors, and Lenders (this index)
 Waste, factors affecting lender's ability to obtain remedy, **14:22**

INDEX

INSPECTION

- Construction law and practice, disposition, contracts for, project condition, inspection sale, **70:152**
- Environmental issues, protections and remedies available to parties to sale, **61:66**

INSTALLMENT LAND CONTRACTS

- Acceleration** (this index)
- Assignment/sale of vendor's interest. Priority, below
- Bankruptcy
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Debtor as vendee, leases and executory contracts, contract for sale of property or timeshare, trustee assumption or rejection of, **40:47**
 - Priority of transferees of vendee's interest, bankruptcy trustee of vendee, **16:25**
 - Priority of transferees of vendor's interest, bankruptcy of vendor, mortgaging vendor's interest § 541(d) of Bankruptcy Code, **16:33**
 - Trustee's strong arm power under § 544(a)(3), **16:34**
- Treatment as executory contracts or mortgages
 - Generally, **16:13**
 - Vendee as debtor
 - Generally, **16:15**
 - Executory, installment construed as, **16:17**
 - Mortgage, installment construed as, **16:16**
 - Vendor as debtor, **16:14**
- Buyer's remedies
 - Default of buyer
 - Defenses to seller's action, **16:8**
 - Specific performance by seller, action to compel, **16:9**
 - Default of seller, **16:10**
- California practice, **74:2**
- Default. Buyer's remedies, above
- Foreclosure
 - Priority, vendee's interest, transferees of, risk of foreclosure of

INSTALLMENT LAND CONTRACTS

—Cont'd

- Foreclosure—Cont'd
 - vendor's interest, **16:21**
 - Seller's remedies upon default, foreclosure by sale, **16:7**
- Forfeiture. Seller's remedies upon default, below
- Georgia practice, **76:9**
- Illinois practice, judicial foreclosure, **77:12**
- Judgment lien creditor
 - Vendee, creditor of, priority, transferees of vendee's interest, **16:23**
 - Vendor, creditor of, priority, transferees of vendor's interest, **16:35**
- Massachusetts practice, **79:6**
- Nonjudicial foreclosure, **19:21**
- Ohio practice** (this index)
- Priority
 - Bankruptcy, above
 - Parties claiming, **16:12**
 - Vendee's interest, transferees of
 - Bankruptcy trustee of vendee, **16:25**
 - Foreclosure of vendor's interest, risk of, **16:21**
 - Forfeiture of vendee's interest, risk of, **16:20**
 - Judgment lien creditor of vendee, **16:23**
 - Mortgagees of vendee's interest, priority between, **16:22**
 - Mortgaging of vendor's interest, **16:19**
 - Purchaser from vendee, **16:24**
- Vendor's interest, transferees of
 - Generally, **16:26**
 - Analogy between transfer by vendor and by mortgagees, **16:27**
 - Assignment/sale of vendor's interest
 - Generally, **16:28**
 - Entire vendor's interest, assignment/sale of, **16:30**
 - Only installment payments, assignment/sale of, **16:29**

INSTALLMENT LAND CONTRACTS

—Cont'd

- Priority—Cont'd
 - Vendor's interest, transferees of
 - Cont'd
 - Judgment lien creditor of vendor, priority of, **16:35**
 - Mortgaging vendor's interest
 - Generally, **16:31**
 - Bankruptcy of vendor. Bankruptcy, above
 - Mortgagees, priority between, **16:32**
 - Types of transfers, **16:26**
 - Reorganization under chapter 11 of bankruptcy code, farm business, operating under chapter 11, executory contracts and unexpired leases, **41:25**
 - Rescission, **16:11**
 - Seller's remedies upon default
 - Generally, **16:2**
 - Damages, action for, **16:5**
 - Foreclosure by sale, **16:7**
 - Forfeiture of buyer's interest
 - Michigan practice** (this index)
 - Priority, transferees of vendee's interest, **16:20**
 - Procedure for obtaining forfeiture, **16:4**
 - Right to forfeiture, **16:3**
 - Specific performance, action for, **16:6**
 - Specific performance
 - Action to compel specific performance by seller, **16:9**
 - Seller's remedies upon default, **16:6**
 - Terminology, **16:1**

INSTALLMENT NOTE AND ACCELERATION

- Texas practice** (this index)

INSTALLMENT SALE BACK

- Construction law and practice, disposition, contracts for, variations, **70:180**

INSTITUTIONAL INVESTORS

- Taxation of REMIC and interest holders, excess inclusion rules, asset securitization and commercial mortgage-backed securities, **67:123**

INSTRUMENTALITY THEORY

- Liability of lender for controlling debtor and for other acts, common law, **8:5**

INSURANCE

- Generally, **13:103 et seq.**
- Bankruptcy** (this index)
- California practice, fire insurance, judicial foreclosure for covenant violations, **74:76**
- Construction law and practice, disposition, contracts for, prorations, **70:158**
- Environmental damage. **Environmental Issues** (this index)
- Fire insurance, California practice, judicial foreclosure for covenant violations, **74:76**
- Flood insurance, residential mortgage lending after FIRREA, origination, pre-closing, **65:26**
- Foreclosure, mortgagee's right, **13:105**
- Housing and Urban Development (HUDFHA) Mortgages** (this index)
- Insurance proceeds, mortgagee's right to, **13:104**
- New York practice, acceleration, diluted, **82:25**
- Ohio practice, protection of property and interests therein, **84:11**
- Restoration of property, insurance proceeds used for, **13:106**
- Texas practice** (this index)
- Title Insurance** (this index)
- Waste, failure to insure, **14:13**

INTENTIONAL FRAUD

- Fraudulent Conveyances and Transfers** (this index)

INTEREST

- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Construction Law and practice** (this index)
- Fluctuating interest rates, Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:23**

INDEX

INTEREST—Cont'd

- Usury** (this index)
- Waste, nonpayment of interest, **14:12**

INTERFERENCE WITH CONTRACT OR BUSINESS RELATIONS

- Liability of lender for controlling debtor and for other acts, common law, **8:14**

INTERIM PROTECTION

- Construction lenders, **69:6**

INTERMEDIATE THEORY STATES

- Default, priorities, lease and mortgage, **13:25**

INTERNAL ENVIRONMENTAL POLICIES

- Environmental due diligence: guide to liability risk management, **63:17**

INTERNET SITES

- Websites** (this Index)

INTERPRETATION

- Construction Or Interpretation** (this index)

INTERSTATE FRAUD AND INTERSTATE LAND SALES FULL DISCLOSURE ACT

- Generally, **52:46**

INTERVIEWS

- Environmental site assessment, ASTM standards, owner/occupant interviews, **63:9**

INVERSE ORDER OF ALIENATION

- Generally, **18:29**
- California practice, judicial foreclosure, marshalling assets, **74:73**
- Judicial foreclosure, marshalling of assets, **18:29**

INVESTIGATION

- Bonding companies, liability of, investigation by surety, performance bonds, **47:15**
- Construction law and practice, disposition, contracts for, **70:134**
- Environmental Issues** (this index)
- Nonjudicial foreclosure, **19:31**

INVESTMENT BANKS

- Actions primarily against, **66:16**

INVESTMENT COMPANY ACT OF 1940

- Generally, **68:25**
- Rule 3a-7
 - Generally, **68:26**
 - Requirements, **68:27**
- Section 3(c)(1) and 3(c)(7), **68:29**
- Section 3(c)(1) look through test
 - Generally, **68:30**
 - Prior to National Securities Market Improvement Act of 1996 (NSMIA), **68:31**
 - Subsequent to National Securities Market Improvement Act of 1996 (NSMIA), **68:32**
- Section 3(c)(5)(C), **68:28**
- Section 3(c)(7) qualified purchaser exemption
 - Generally, **68:33**
 - Qualified purchaser, **68:34**

INVESTORS

- Tax Consequences To Borrowers, Investors, and Lenders** (this index)

INVOLUNTARY CASES

- Bankruptcy** (this index)

INVOLUNTARY CONVERSION

- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)

INVOLUNTARY STRICT FORECLOSURE

- Revised article 9 and real property, deficiency and failure to comply, **21:68**

IOWA PRACTICE

- Generally, **78:1 to 78:25**
- Attorney fees, mechanic's lien and, **78:25**
- Bankruptcy and foreclosure, **78:19**
- Deed in lieu of foreclosure, **78:16**
- Involuntary nonjudicial foreclosure of nonagricultural mortgages, **78:15**
- Judicial foreclosure of mortgages
 - Generally, **78:2 to 78:5**
 - Default judgment, **78:9**

IOWA PRACTICE—Cont'd

- Judicial foreclosure of mortgages—Cont'd
 - Defenses, **78:6**
 - Jurisdiction and venue, **78:4**
 - Lis pendens, **78:7**
 - Petition to foreclose mortgage, **78:5**
 - Redemption, foreclosure without, **78:10**
 - Redemption, statutory right of, **78:12**
 - Sale free of liens, **78:8**
 - Sheriff's sale, **78:11**
 - Statutory right of redemption, **78:12**
 - Summary judgment, **78:9**
 - Land contracts, forfeiture of, **78:17**
 - Mechanic's liens, **78:20 to 78:24**
 - Nonagricultural mortgages, involuntary nonjudicial foreclosure of, **78:15**
 - Receivers, **78:18**
 - Recovery of possession, **78:13**
 - Voluntary nonjudicial foreclosure, **78:14**

IPSO FACTO CLAUSES

- Bankruptcy, clauses not preventing sale, **31:96**

JACQUES CASE

- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)

JOINDER OF CLAIMS AND REMEDIES

- Michigan practice, summary proceedings to recover possession following mortgage foreclosure, **80:88**
- Ohio practice, foreclosure by action, **84:35**

JOINT TENANTS

- Bankruptcy, **39:14**

JOINT VENTURES

- Liability of lender for controlling debtor and for other acts, common law, **8:19**
- Mortgages, transfer by lender, **27:10**

JUDGMENT AND DECREE

- Arizona practice** (this index)
- California practice, judicial foreclosure, **74:82**
- Default Judgment** (this index)

JUDGMENT AND DECREE—Cont'd

- Deficiency judgment
 - Abolished, **83:91**
 - Pennsylvania practice, **85:15**
- Deficiency Judgments** (this index)
- Entry Of Judgment** (this index)
- Finality of judgment, Florida practice, **75:59**
- Fraudulent conveyances, prior judgment not needed to avoid, **26:26**
- Michigan practice** (this index)
- New York practice, judgment of foreclosure and sale, **82:62**
- Ohio practice** (this index)
- Summary Proceedings To Obtain Possession** (this index)
- Supplemental Judgments** (this index)

JUDGMENT CREDITORS

- California practice, judicial foreclosure, parties to be joined as defendants, **74:52**
- Judicial foreclosure, parties to be joined as defendants, generally, **18:12**
- Mortgages, judgment creditors of assignor, competing claims for priority, **27:60**

JUDGMENT LIENS

- Florida practice, foreclosure by action and sale, priority of interests, **75:27**
- Installment Land Contracts** (this index)
- Priorities Among Lien Claimants** (this index)

JUDICIAL FORECLOSURE

- Generally, **18:1**
- Arizona practice, enforcement of deeds of trust, **73:39**
- California practice** (this index)
- Complaint** (this index)
- Covenant violations, foreclosure for, **18:34**
- Deficiency Judgments** (this index)
- Foreclosure sale
 - Conduct of, **18:45**
 - Confirmation of sale, **18:46**
 - Lender as purchaser, **18:43**
 - Notice requirements, **18:40**
 - Official conducting, **18:44**

INDEX

JUDICIAL FORECLOSURE—Cont'd

- Foreclosure sale—Cont'd
 - Parcels or bulk, sale in, **18:41**
 - Possession by purchaser, **18:48**
 - Proceeds, disposition by, **18:49**
 - Restrictions on foreclosure sale to protect borrower interests, **18:26**
 - Restrictions on sale price, **18:42**
 - Title obtained by purchaser, **18:47**
 - Wrongful foreclosure action before foreclosure decree entered, **18:27**

Georgia practice (this index)

Hearing or trial

Generally, **18:22**

Burden of proof, **18:23**

Evidence

Burden of proof, **18:23**

Litigation of title or adverse claim, **18:25**

Original note, production of, **18:24**

New York practice, **82:53**

Illinois practice (this index)

Iowa practice (this index)

Judgment or decree

Appeal, **18:39**

Attorneys' fees, **18:38**

Costs, taxes, and interests, **18:37**

Matters covered, **18:36**

Taxes, and interests, **18:37**

Jurisdiction, **18:3, 78:4**

Marshalling Of Assets (this index)

Michigan practice (this index)

Nevada (this index)

New York practice (this index)

Ohio practice (this index)

One Action Rule, **18:2**

Parties to be joined as defendants

Generally, **18:5**

Equitable claims, holders of

Generally, **18:13**

Equitable mortgages, **18:14**

Particular claims, **18:14 to 18:16**

Vendee liens, **18:16**

Vendor liens, **18:15**

Judgment creditors, **18:12**

Mechanics and materialmen, **18:11**

Necessary and proper defendants, distinguishing between, **18:6**

JUDICIAL FORECLOSURE—Cont'd

Parties to be joined as defendants—Cont'd

Omitting defendants, effect of

Generally, **18:17**

California practice (this index)

Improperly omitted necessary parties, **18:19**

Properly omitted parties, **18:18**

Other lenders

Junior lenders, **18:10**

Senior lenders, **18:9**

Tenants

Junior tenants, **18:7**

Senior tenants, **18:8**

Parties to be joined as plaintiffs, **18:20**

Possession

Possession by purchaser, foreclosure sale, **18:48**

Rights to possession after default, **13:28**

Priorities, determining, **18:33**

Receivership

Appointment of receiver, **18:35**

New York practice, **82:69**

Rights to possession, receivers, and rents after default, **13:28**

Redemption, statutory, **18:53**

Rights to possession, receivers, and rents after default, **13:28**

Sale. Foreclosure sale, above

Standing, **18:4**

Strict foreclosure, **18:54**

Tenants. Parties to be joined as defendants, above

Title

California practice, evidence, **74:69**

Hearing or trial, evidence, litigation of title or adverse claim, **18:25**

Obtained by purchaser, **18:47**

Trial. Hearing or trial, above

Venue, **18:3**

Wrongful foreclosure action before foreclosure decree entered, **18:27**

JUDICIAL REVIEW

Appeal (this index)

Financial Institutions Reform, Recovery and Enforcement Act

Litigation powers, **64:29**

JUDICIAL SALES

- Federal Courts** (this index)
- North Carolina** (this index)

JUNIOR LENDERS AND LIENHOLDERS

- Generally, **29:1**
- Adjustment of debts of individuals, bankruptcy chapter 13, **29:40**
- Bankruptcy** (this index)
- Bidding by junior lender at foreclosure of senior mortgage, **29:23**
- Change. Modification, below
- Conditional subordination, types of junior mortgages, **29:12**
- Creative financing arrangements, types of junior mortgages, **29:4**
- Deeds In Lieu Of Foreclosure** (this index)
- Deficiency judgments. Foreclosure by junior lender, below
- Disposition of foreclosure surplus, foreclosure by senior lender, rights of junior lenders upon, **29:29**
- Equitable subrogation to retain priority of mortgage paid off, **29:45**
- Fair market value statutes, foreclosure by junior lender, deficiency judgments, **29:33**
- Foreclosure by junior lender
 - Deficiency judgments
 - Generally, **29:32**
 - Fair market value statutes, **29:33**
 - Restrictions on
 - Nonjudicial foreclosure, prohibition of deficiency judgments following, **29:35**
 - One action statutes affecting junior lenders, **29:36**
 - Purchase money mortgages, **29:34**
 - Modification of junior home liens in chapter 13 bankruptcy, **29:40**
 - Notice to senior lender, **29:31**
 - Purchase by mortgagor after junior liens/mortgages eliminated by foreclosure of senior mortgages, **29:37 to 29:39**
 - Senior lender unaffected, **29:30**

JUNIOR LENDERS AND

LIENHOLDERS—Cont'd

- Foreclosure by senior lender, rights of junior lenders upon
 - Generally, **29:19**
 - Bidding by junior lender at foreclosure of senior mortgage, **29:23**
 - Deed in lieu of foreclosure, **29:20**
 - Disposition of foreclosure surplus, **29:29**
 - Disputes between lenders regarding priorities, optional and obligatory advances, **29:21**
 - Injunction against foreclosure of senior mortgage, **29:22**
 - Marshalling, duty of senior lender, **29:26**
 - Parcels, sale in, duty of senior lender, **29:26**
 - Redemption rights of junior lender, **29:25**
 - Reinstatement of senior mortgage being foreclosed, **29:24**
 - Sale in particular manner, duty of senior lender, **29:26**
 - Senior and junior lenders, foreclosure by both, **29:28**
 - Senior and junior mortgages, foreclosure by lender holding, **29:27**
- Hard money mortgages, types of junior mortgages, **29:5**
- Injunction against foreclosure of senior mortgage, **29:22**
- Intercreditor agreements, **29:46**
- Junior lienholders, other than secured lenders, **29:2**
- Marshalling, duty of senior lender, **29:26**
- Modification
 - Bankruptcy, modification of junior home liens in chapter 13 bankruptcy, foreclosure by junior lender, **29:40**
 - Priority, below
 - Senior mortgage modification, effect on junior lien holders
 - Generally, **4:2 et seq.**
 - Additional security for modification, **4:9**
 - Future advance loans, **4:8**

INDEX

JUNIOR LENDERS AND

LIENHOLDERS—Cont'd

- Modification—Cont'd
 - Senior mortgage modification, effect on junior lien holders—Cont'd
 - Prejudicial effect on subordinate lien holders, **4:2 to 4:6**
 - Retaining liability of parties, **4:7**
 - Nonjudicial foreclosure, prohibition of deficiency judgments following, foreclosure by junior lender, **29:35**
 - Notice to senior lender, foreclosure by junior lender, **29:31**
 - Ohio practice, foreclosure by action, sale, **84:45**
 - One action statutes, foreclosure by junior lender, deficiency judgments, restrictions on, **29:36**
 - Other than real property, mortgages based on purchase of, **29:11**
 - Parcels, sale in, foreclosure by senior lender, rights of junior lenders upon, **29:26**
 - Priority
 - After modification or replacement of senior mortgage
 - Effect on junior lienors of modification of senior mortgage, **29:42**
 - Release and replacement of senior mortgage, **29:41**
 - Reservation of rights in mortgage to make modifications, **29:43, 29:44**
 - Termination of reservation of rights in mortgage to make modifications, right of mortgagor, **29:44**
 - Foreclosure by senior lender, rights of junior lenders upon, disputes between lenders regarding priorities, optional and obligatory advances, **29:21**
 - Purchase money mortgages
 - Generally, **29:3**
 - Foreclosure by junior lender, deficiency judgments, restrictions on, **29:34**
 - Recorded priority through subordination
 - Conditional subordination, **29:10**

JUNIOR LENDERS AND

LIENHOLDERS—Cont'd

- Recorded priority through subordination—Cont'd
 - Enforceability of consensual subordination agreements, **29:8**
 - Enforceability of executory subordination agreements, **29:7**
 - Enforceability of subordination agreements, **29:6**
 - Mortgages and leases, priorities between, **29:9**
 - Subordination, **29:6**
- Redemption
 - Foreclosure by senior lender, rights of junior lenders upon, **29:25**
- Reinstatement of senior mortgage being foreclosed, foreclosure by senior lender, rights of junior lenders upon, **29:24**
- Release and replacement of senior mortgage, priority, modification or replacement of senior mortgage, **29:41**
- Rents as additional security, senior or junior lienholders taking possession of, **29:17**
- Reservation of rights in mortgage to make modifications, priority, after modification or replacement of senior mortgage, **29:43, 29:44**
- Sale in particular manner, foreclosure by senior lender, rights of junior lenders upon, **29:26**
- Second mortgage statutes to protect borrowers, **29:18**
- Subordination. Recorded priority through subordination, above
- Surplus, disposition of foreclosure surplus, rights of junior lenders upon, **29:29**
- Texas practice** (this index)
- Types of junior mortgages
 - Conditional subordination, **29:12**
 - Creative financing arrangements, **29:4**
 - Hard money mortgages, **29:5**
 - Mortgages based on purchase of other than real property, **29:11**
 - Purchase money mortgages, **29:3**
 - Recorded priority through subordination, above

JUNIOR LENDERS AND

LIENHOLDERS—Cont'd

- Wraparound mortgages
 - Generally, **29:13**
 - Due-on-sale clauses, effect on, **29:14**
 - Foreclosure proceedings, effect in, **29:15**
 - Tax considerations, **29:16**

JUNK BONDS

- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:11**

JURISDICTION

- Arizona practice, enforcement of mortgages, **73:16**
- Bankruptcy** (this index)
- California practice, judicial foreclosure, **74:44**
- Federal Courts** (this index)
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:34**
- Florida practice, foreclosure by action and sale, **75:21**
- Illinois practice, **77:9**
- Iowa practice, judicial foreclosure of mortgages, **78:4**
- Judicial foreclosure, **18:3, 78:4**
- Michigan practice** (this index)
- Ohio practice** (this index)
- Personal Jurisdiction** (this index)
- Private and public sales, judicial sales, **83:16**
- Reorganization under chapter 11 of bankruptcy code, filing petitions, early motions, and responses, **34:19**
- Subject Matter Jurisdiction** (this index)
- Summary Proceedings To Obtain Possession** (this index)

JURY TRIAL

- Bankruptcy courts, **31:19**
- Fraudulent conveyances and transfers, **26:38**
- Michigan practice** (this index)
- Summary proceedings to obtain possession, **57:54**

KICKBACKS

- Residential mortgage lending after FIRREA, origination, pre-closing, **65:28**

K.M.C. COMPANY v IRVING TRUST COMPANY

- Liability of lender for controlling debtor and for other acts, good faith, lack of, **8:23**

KNOWLEDGE

- D'Oench, Duhme Doctrine and 12 USCA § 1823(e)** (this index)
- Environmental issues, disclosure obligations of seller, knowledge of seller, common law duties, **61:40**
- Subrogation, retention of lien priority and rights through, knowledge of intervening lien, **46:69**

KRUSE v BANK OF AMERICA

- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)

LACHES

- Fraudulent conveyances and transfers, **26:33**
- Nevada, **81:39**
- New York practice, defenses to acceleration, **82:31**

LAND ACQUISITION

- Construction Law and practice** (this index)

LAND CONTRACTS

- Installment Land Contracts** (this index)

LANDLORD AND TENANT

- Adjustment of debts of individuals, bankruptcy chapter 13, tenants' rights when debtor/lessor rejects lease, **35:58**
- Bankruptcy** (this index)
- California practice** (this index)
- Devolution To Mortgagee Of Landlord's Obligations and Liabilities** (this index)
- Distress remedy of landlord, self-help possession, **57:32**
- Fixtures** (this index)

INDEX

LANDLORD AND TENANT—Cont'd

- Judicial Foreclosure** (this index)
- Possession, affirmative defenses, breach of implied warranty of habitability, limitation, tenant's duty to repair own damage, **57:74**

LANGLEY CASE

- D'Oench, Duhme* doctrine, fortification of, **53:8**

LAPSE

- Filing financial statement. **Revised Article 9 and Real Property** (this index)

LA SALLE CASE

- Reorganization Under Chapter 11 of Bankruptcy Code** (this index)

LEAD-BASED PAINT

- Environmental issues, disclosure obligations of seller, **61:43**

LEGAL COMPLIANCE AUDIT

- Environmental due diligence: guide to liability risk management, **63:11**

LEGALESE

- Construction law and practice, **70:43**

LENDERS AND LIENHOLDERS

- Adjustment of debts of individuals, bankruptcy chapter 13, **4:17**
- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)
- Tax Consequences To Borrowers, Investors, and Lenders** (this index)

LENGTH

- Construction law and practice, attorneys and their roles, documents, **70:44**

LETTERS OF CREDIT

- Asset securitization and commercial mortgage-backed securities, reducing risk of default, credit enhancement, **67:83**
- Bankruptcy, anticipatory lease drafting strategies, security for future performance, **42:23**
- California practice** (this index)

LETTERS OF INTENT

- Construction law and practice, land acquisition, preprinted forms, **70:58**

LEVERAGE

- Construction law and practice, project economics, **70:50**

LEVERAGED BUYOUT

- Fraudulent Conveyances and Transfers** (this index)

LIABILITY AND REMEDIES FOR FRAUD

- Generally, **52:1 et seq.**

LIABILITY OF BORROWER TO LENDER

- Generally, **8:69**

LIABILITY OF LENDER FOR CONTROLLING DEBTOR AND FOR OTHER ACTS

- Advice to lenders, **8:68**
- Agency, common law, **8:6**
- Anticipatory repudiation of loan commitment
- Generally, **8:33**
- New conditions, imposition of, **8:34**
- Appraisals
- Adoption of final appraisal rule, **8:46**
- Negligent appraisals, **8:45**
- Arizona practice, defenses, **73:79**
- Assumption of duty and negligence
- Generally, **8:16**
- Franklin National* case, limitation of, **8:18**
- Processing loan applications, negligence in
- Jacques* case
- Generally, **8:41**
- Court's analysis, **8:43**
- Facts, **8:42**
- Subsequent cases, **8:44**
- Regulatory agencies controlling lenders, **8:17**
- Breach of contract to lend
- Anticipatory repudiation of loan agreement, above
- Continental's financial crisis, **8:31**

LIABILITY OF LENDER FOR CONTROLLING DEBTOR AND FOR OTHER ACTS—Cont'd

- Breach of contract to lend—Cont'd
 - Damages for lender's breach of loan commitment, **8:28**
 - Law suits, **8:32**
 - Oral agreement to lend or extend loan, enforcement of, below
 - Port Bougainville project, **8:30**
 - Scharenberg* case, **8:29**
 - Specific performance of loan agreement, below
- Common law
 - Agency, **8:6**
 - Anticipatory repudiation of loan commitment, above
 - Assumption of duty and negligence, above
 - Breach of contract to lend, above
 - Duress, **8:15**
 - Fraudulent misrepresentation, below
 - Good faith, lack of, below
 - Instrumentality or alter ego theory, **8:5**
 - Interference with contract or business relations, **8:14**
 - Joint ventures and control of construction, **8:19**
 - Miscellaneous common law liabilities, **8:47**
 - Negligence. Assumption of duty and negligence, above
 - Oral agreement to lend or extend loan, enforcement of, below
 - Waiver and estoppel as defense, **8:48**
- Conclusion, **8:68**
- Control of lender over debtor-borrower
 - Generally, **8:1**
 - Excessive control, effect of, **8:2**
 - Real estate transactions, **8:3**
 - Summary of lender liabilities, **8:4**
- Federal tax laws, liability under
 - Internal revenue code, liability under, **8:50**
 - Notice of assessment, failure of IRS to provide, **8:50**
- Fraudulent misrepresentation
 - Generally, **8:7**
 - Civil conspiracy to defraud, **8:13**

LIABILITY OF LENDER FOR CONTROLLING DEBTOR AND FOR OTHER ACTS—Cont'd

- Fraudulent misrepresentation—Cont'd
 - Constructive fraud, **8:12**
 - Farah* case, **8:8**
 - Kruse v Bank of America*
 - Bad faith denial of contract, **8:10**
 - Fraud, **8:9**
 - Penthouse* decision, **8:11**
- Good faith, lack of
 - Generally, **8:20**
 - K.M.C. Company v Irving Trust Company*, **8:23**
 - Legal basis, **8:21**
 - No duty, cases finding, **8:22**
 - Uniform Commercial Code, requirements of, **8:24**
- Improvement by seller of position prior to bankruptcy of borrower-debtor
 - Generally, **8:55**
- Equitable subordination of lender's claim, **8:57**
- Insider, lender as, preferential transfers in bankruptcy
 - Lender controlling debtor, **8:59**
 - Preference paid to outsider with insider guarantee voidable for year, **8:60**
 - Trustee avoiding powers, **8:56**
- Insider, lender as, preferential transfers in bankruptcy. Improvement by seller of position prior to bankruptcy of borrower-debtor, above
- Jacques* case. Assumption of duty and negligence, above
- Kruse v Bank of America*. Fraudulent misrepresentation, above
- Negligence
 - Appraisals, **8:45**
 - Assumption of duty and negligence, above
- Oral agreement to lend or extend loan, enforcement of
 - Generally, **8:35**
 - Loan commitments, **8:36**
 - Parol evidence rule and merger doctrine, **8:37**
 - Promissory estoppel, below

INDEX

LIABILITY OF LENDER FOR CONTROLLING DEBTOR AND FOR OTHER ACTS—Cont'd

- Oral agreement to lend or extend loan, enforcement of—Cont'd
 - Statute of frauds and special statutes requiring writing, **8:38**
- Promissory estoppel, oral agreement to lend or extend loan
 - Generally, **8:39**
 - Statute of frauds, whether promissory estoppel can circumvent, **8:40**
- RICO statute
 - Generally, **8:65**
 - Civil RICO, **8:63**
 - Legislative reform, **8:64**
 - Supreme court declines to limit RICO, **8:66**
- Securities law violations by borrower, liability of lender for
 - Aiding and abetting borrower's violation, **8:53**
 - Controlled persons, violations of, **8:52**
 - Seller, liability as, **8:55**
- Specific performance of loan agreement
 - Borrower's right to, **8:26**
 - Lender's right to, **8:27**
- Statute of frauds
 - Oral agreement to lend or extend loan, enforcement of, **8:38**
 - Promissory estoppel, oral agreement to lend or extend loan, **8:40**
- Statutory liabilities
 - Bank officer liability, **8:67**
 - Environmental statutes, liability under, **8:61**
 - Fair Labor Standards Act, liability under, **8:62**
 - Federal tax laws, liability under, above
 - Improvement by seller of position prior to bankruptcy of borrower-debtor, above
 - RICO statute, above
 - Securities law violations by borrower, liability of lender for, above
- Summary of lender liabilities, **8:4**
- Texas practice (this index)

LIABILITY OF LENDER FOR CONTROLLING DEBTOR AND FOR OTHER ACTS—Cont'd

- Waiver and estoppel as defense, common law, **8:48**
- Workouts (this index)
- LIABILITY OF TRUSTEE**
 - Bankruptcy, **31:25**
- LIABILITY REFORMS**
 - Brownfields, environmental issues, **62:3 to 62:9**
- LICENSING**
 - Construction law and practice, brokers, dealing with, **70:198**
- LIEN OF JUDGMENT**
 - Illinois practice, **77:8**
- LIEN THEORY STATES**
 - Default, priorities, lease and mortgage, **13:24**
 - Waste, intermediate and lien theory states, factors affecting lender's ability to obtain remedy, **14:21**
- LIKE-KIND EXCHANGE**
 - Tax consequences of workouts, **56:134**
- LIMITATIONS**
 - Brownfields, environmental issues
 - Funding, **62:16**
 - State lead sites, **62:7**
- LIMITED CURE PERIODS**
 - Bankruptcy, early termination clauses, **42:19**
- LIMITED LIABILITY COMPANIES (LLC)**
 - Bankruptcy trustee's assumption of limited liability company agreement, **40:17**
 - Tax Consequences of Workouts** (this Index)
 - Tax Consequences To Borrowers, Investors, and Lenders** (this index)
- LIMITED PARTNERSHIPS**
 - Income tax aspects, **5:30**
 - Tax consequences of workouts, **56:110**

LIMITS ON LOANS AND INVESTMENTS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) (this index)

LINE OF CREDIT

Equity, secured instruments, **83:12**

LIQUIDATED DAMAGES

Construction law and practice, disposition, contracts for, **70:163**

LIS PENDENS

Arizona practice, enforcement of mortgages, commencement of action, **73:19**

California practice, judicial foreclosure, **74:62**

Florida practice (this index)

Foreclosure, property subject to, bars to foreclosure, **17:25**

Iowa practice, **78:7**

Michigan practice, judicial foreclosure of mortgages and land contracts, **80:53**

Nevada, **81:15**

New York practice, judicial foreclosure, **82:44**

Ohio practice, foreclosure by action, **84:38**

Priorities among lien claimants, **46:61**

LISTING CREDITORS

Reorganization under chapter 11 of bankruptcy code, **31:66**

LISTING OF PROPERTY

Reorganization under chapter 11 of bankruptcy code, **31:66**

LITIGATION POWERS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) (this index)

LIVESTOCK

Bankruptcy, property issues, postpetition property, **41:12**

LLC

Limited Liability Companies (LLC) (this index)

LOAN COMMITMENTS

Commitment (this index)

LOANS

Practical and Business Aspects (this index)

LOANS SECURED BY REAL ESTATE

Generally, **1:2**

LOANS TO ONE BORROWER LIMITATIONS

Savings and loans, recent regulatory changes for, **10:36**

LOCK BOXES

Asset securitization and commercial mortgage-backed securities, control of cash, reducing risk of default, **67:68**

LONG ARM SERVICE OF PROCESS

Florida practice, **75:37**

LONG TERM LEASES

Construction law and practice, **70:71**

LONG TERM MORTGAGES

Adjustment of debts of individuals, bankruptcy chapter 13, nondischargeability, **35:159**

LUXURY FOR DEBTOR

Bankruptcy trustee, turnover of property from court-appointed receiver to, **31:120**

MAGNUSON-MOSS WARRANTY ACT

Fixtures (this index)

MAIL FRAUD

Generally, **52:37**

Racketeer Influenced and Corrupt Organizations Act (RICO), **9:25**

MAILING

Arizona practice, notice of trustee's sale, **73:47**

North Carolina, notice of sale, **83:65**

MANAGEMENT

Bankruptcy trustee, turnover of property from court-appointed receiver to, management by debtor, **31:113**

INDEX

MANAGEMENT—Cont'd

Environmental due diligence: guide to liability risk management, consultants, environmental, **63:21**

MANAGEMENT AND DISPOSITION OF REAL ESTATE OWNED (REO)

Disposition, **58:8**
First 60 days, **58:6**
Just another owner, **58:2**
Operation and management, **58:7**
Pre-foreclosure, **58:5**
Process, **58:4**
Summary, **58:9**
What is real estate owned, **58:1**
Who, how, and why, **58:3**

MANUFACTURED HOMES

Fixtures, priority exceptions, **54:44**
Revised article 9 and real property, change in scope and description of collateral, real property interests, **21:8**

MARKETABILITY OF TITLE

Deeds in lieu of foreclosure, risks to lender, **11:13**
Priorities among lien claimants, real property recording acts, statutory clearing of title, **46:25**

MARKETING

Construction law and practice, project chronology, production, **70:16**

MARKET STUDIES

Construction law and practice, project chronology, planning feasibility, **70:5**

MARSHALLING OF ASSETS

Generally, **18:27**
Inverse Order Of Alienation (this index)
Judicial foreclosure. See more specific lines under this index heading
Marshalling not applicable, **18:32**
Michigan practice
Foreclosure by advertisement, **80:26**
Judicial foreclosure of mortgages and land contracts, **80:57**
Ohio practice, **84:15**

MARSHALLING OF ASSETS—Cont'd

Request for marshalling, **18:31**
Senior lender, duty of, foreclosure by senior lender, **29:26**
Two funds doctrine, **18:30**

MASSACHUSETTS PRACTICE

Absolute deed, **79:7**
Appeals, foreclosure, **79:38**
Assignment of rents and profits clauses, **79:10**
Bibliography, **79:40**
Deed
Absolute deed, **79:7**
In lieu of foreclosure, **79:14**
Default, **79:8 et seq.**
Equity of redemption, **79:9**
Foreclosure
Generally, **79:17 et seq.**
Action on note prior to, **79:12**
Appeals, **79:38**
Bankruptcy of mortgagor, **79:18**
Bill in equity, **79:34**
Conduct of sale, **79:25**
Entry, foreclosure by, **79:21**
Fast-track foreclosure, **79:20**
Identity of mortgage note holder or agent, prerequisites to foreclosure, **79:24**
MERS, loans assigned to, **79:36**
Pledge of mortgagee, **79:35**
Post-foreclosure proceedings, **79:37**
Power of sale
Generally, **79:22 to 79:24, 79:26 to 79:33**
Deficiency judgment, **79:31**
Disbursements after sale, **79:29**
Invalidating of, **79:32**
Miscellaneous matters for, **79:27**
No redemption after sale under power, **79:30**
Postponement of sale, **79:26**
Prerequisites, **79:23**
Purchase of mortgagor, **79:33**
Title conveyed by sale, **79:28**
Prerequisites to foreclosure, **79:15, 79:23**
Redemption after default before foreclosure, **79:16**

MASSACHUSETTS PRACTICE

—Cont'd

- Foreclosure—Cont'd
 - Rights after default and prior to foreclosure, **79:8**
 - Servicemembers Civil Relief Act, **79:19, 79:20**
- Guarantors, action against, **79:13**
- Hazardous waste, **79:39**
- Installment land sales contracts, **79:6**
- Lender liability, **79:39**
- Mortgages
 - Generally, **79:1 to 79:7**
 - Acknowledgement, **79:2**
 - Identity of mortgage note holder or agent, prerequisites to foreclosure, **79:24**
 - Mortgage substitutes, **79:5 to 79:7**
 - Statutory condition, **79:3**
 - Statutory power of sale, **79:4**
- Receivers, assignment of rents and profits clauses, **79:11**
- Security agreements, **79:1 et seq.**
- Servicemembers Civil Relief Act, **79:19, 79:20**

MATERIALITY

- Environmental issues, common law duties, disclosure obligations of seller, **61:39**

MECHANICS' AND

MATERIALMEN'S LIENS

- Bankruptcy** (this index)
- California practice** (this index)
- Florida practice, foreclosure by action and sale, priority of interests, **75:26**
- Illinois practice, **77:30**
- Iowa practice, **78:20 to 78:24**
- Judicial foreclosure, parties to be joined as defendants, **18:11**
- Priorities Among Lien Claimants** (this index)
- Workouts, construction mortgage loans, **6:12**

MEDIATION STATUTES

- Confirmation of sale and deficiency judgments, **22:30**
- Foreclosure, bars to, **17:29**

MEETING OF CREDITORS

- Adjustment of debts of individuals, bankruptcy chapter 13, commencement of case, **35:22**
- Reorganization under chapter 11 of bankruptcy code, **31:66**

MENTALITY OF BROKER

- Construction law and practice, controlling relationship, **70:187**

MEO/WOODSTONE CASE

- D'Oench, Duhme* doctrine, equitable defenses to, **53:24**

MERGER DOCTRINE

- Liability of lender for controlling debtor and for other acts
- Oral agreement to lend or extend loan, enforcement of, **8:37**

**MEZZANINE FINANCING AND
PREFERRED EQUITY**

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

MGIC CLAIMS PROCEDURE

- Termination of privately insured mortgages, **28:81**

MICHIGAN PRACTICE

- Generally, **80:1 et seq.**
- Adjournment of sale, **80:28**
- Advertisement of mortgages, foreclosure by
 - Abandonment by borrower, **80:23**
 - Constitutionality, **80:9**
 - Decision making, **80:10**
 - Default, **80:14**
 - Homestead, **80:25**
 - Marshaling of assets, **80:26**
 - Multiple mortgages, **80:24**
 - Multiple parcels, **80:25**
 - Nature of remedy, **80:9**
 - No suit on debt, **80:15**
 - Notice of sale. Notices, below
 - Power of sale, **80:13**
 - Recovery of possession, **80:34**
 - Standing and assignment of mortgages to be of record, **80:16**
 - Statutory prerequisites, **80:11 to 80:16**

INDEX

MICHIGAN PRACTICE—Cont'd

- Affirmative defenses and counterclaims.
 - Judicial foreclosure of mortgages and land contracts, below, **80:65**
- After default and before foreclosure, **80:4**
- Assignment of rents, **80:7**
- Bankruptcy filing, **80:33**
- Complaint
 - Judicial foreclosure of mortgages and land contracts, **80:52**
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:75**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:85**
- Confirmation of sale, judicial foreclosure of mortgages and land contracts, **80:62**
- Counterclaims, summary proceedings to recover possession following mortgage foreclosure, **80:88**
- Deed
 - In escrow, **80:6**
 - In lieu of foreclosure, **80:5**
 - Statutory deed, judicial foreclosure of mortgages and land contracts, **80:61**
- Default, after default and before foreclosure, **80:4**
- Deficiency, action for, **80:36**
- Demand for possession, summary proceedings to recover possession following mortgage foreclosure, **80:84**
- Equity of redemption, clogging the, **80:3**
- Foreclosure
 - Advertisement of mortgages, foreclosure by, above
 - Bankruptcy filing effect on, **80:34**
 - Deeds in lieu of, **80:5**
 - Judicial foreclosure of mortgages and land contracts, below
 - Legal effects of, **80:35**
 - Nonjudicial foreclosure procedure, below
 - No strict foreclosure, **80:8**

MICHIGAN PRACTICE—Cont'd

- Foreclosure—Cont'd
 - Redemption from, **80:33, 80:35**
 - Relief from, **80:32**
- Foreclosure sale
 - Generally, **80:29**
- Forfeiture of land contracts
 - Generally, **80:69**
 - Nonjudicial possession after forfeiture, **80:71**
 - Notice of forfeiture, **80:70**
- Fraud, **80:32.50**
- Guarantors, action against, **80:37**
- Joinder of claims and counterclaims, summary proceedings to recover possession following mortgage foreclosure, **80:88**
- Judgment
 - Judicial foreclosure of mortgages and land contracts, **80:54**
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:79**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:89**
- Judicial foreclosure of mortgages and land contracts
 - Generally, **80:49**
 - Affirmative defenses and counterclaims
 - Generally, **80:65**
 - Usury, **80:66**
- Complaint, **80:52**
- Deficiency judgment, **80:55**
- Judgment, **80:54**
- Jurisdiction, **80:50**
- Lender liability counterclaims, **80:67**
- Lis pendens, **80:53**
- Marshalling rules, **80:57**
- Military service, **80:68**
- Minimum bid, **80:55**
- Parties to action, **80:51**
- Possession, recovery of, **80:64**
- Promissory estoppel, **80:67**
- Redemption rights, **80:63**

MICHIGAN PRACTICE—Cont'd

- Judicial foreclosure of mortgages and land contracts—Cont'd
 - Report and confirmation of sale, **80:62**
 - Requirements of sale, **80:59**
 - Statute of frauds, **80:67**
 - Statutory deed, **80:61**
 - Surplus proceeds, disposition of, **80:60**
 - Upset price, **80:55**
 - Usury, **80:66**
- Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202
 - Generally, **80:72**
 - Complaint, **80:75**
 - Judgment, **80:79**
 - Jurisdiction and venue, **80:73**
 - Jury trial, **80:78**
 - Parties, **80:76**
 - Procedure, **80:74**
 - Redemption rights, **80:81**
 - Restitution, writ of, **80:80**
 - Summons, **80:77**
- Jurisdiction
 - Judicial foreclosure of mortgages and land contracts, **80:50**
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:73**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:83**
- Jury trial
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:78**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:87**

MICHIGAN PRACTICE—Cont'd

- Land contracts
 - Forfeiture
 - Generally, **80:69**
 - Judicial summary proceedings for recovery of possession following: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, above
 - Nonjudicial possession after forfeiture, **80:71**
 - Notice of forfeiture, **80:70**
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, above
 - Lis pendens, judicial foreclosure of mortgages and land contracts, **80:53**
 - Marshalling rules, judicial foreclosure of mortgages and land contracts, **80:57**
 - Nonjudicial foreclosure procedure
 - Posting and publication of notice of foreclosure: Mich Comp Laws Ann § 600.3208, **80:27**
 - Surplus proceeds, disposition of, **80:31**
- Notice
 - Forfeiture of land contracts, **80:70**
 - Posting and publication of notice of nonjudicial foreclosure: Mich Comp Laws Ann § 600.3208, **80:27**
- Sale
 - Amount due, **80:20**
 - Date mortgage was recorded, **80:19**
 - Date of mortgage, **80:19**
 - Names of mortgagor, mortgagee and any assignee, **80:18**
 - Premises, description of, **80:21**
 - Redemption period, **80:22**
 - Statutory requirements, **80:17 et seq.**
- Parties
 - Judicial foreclosure of mortgages and land contracts, **80:51**
 - Judicial summary proceedings for recovery of possession following

INDEX

MICHIGAN PRACTICE—Cont'd

- Parties—Cont'd
 - forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:76**
- Possession
 - Recovery of
 - Foreclosure by advertisement, **80:34**
 - Judicial foreclosure of mortgages and land contracts, **80:64**
- Posting and publication of notice of nonjudicial foreclosure: Mich Comp Laws Ann § 600.3208, **80:27**
- Publication of notice of nonjudicial foreclosure: Mich Comp Laws Ann § 600.3208, **80:27**
- Receiver, action to appoint
 - Ancillary relief, **80:38**
 - Bond, **80:46**
 - Consent, **80:43**
 - Construction lien act, **80:44**
 - Duties of receiver, **80:47**
 - Enforcement of assignment of rents, **80:42**
 - General equitable principles, **80:40**
 - Legal basis, **80:39**
 - Procedure for appointment, **80:45**
 - Receivership expenses, **80:48**
 - Statutory waste/failure to pay real estate taxes or insurance premiums, **80:41**
 - Timing, **80:38**
- Redemption rights
 - Judicial foreclosure of mortgages and land contracts, **80:63**
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:81**
 - Waiver of, **80:5**
- Rents, assignment of, **80:7**
- Report and confirmation of sale, judicial foreclosure of mortgages and land contracts, **80:62**
- Restitution, writ of
 - Judicial summary proceedings for recovery of possession following

MICHIGAN PRACTICE—Cont'd

- Restitution, writ of—Cont'd
 - forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:80**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:90**
- Sheriff's deed, preparing and recording, **80:30**
- Statutory deed, judicial foreclosure of mortgages and land contracts, **80:61**
- Statutory prerequisite, **80:11 et seq.**
- Summary proceedings to recover possession following mortgage foreclosure
 - Generally, **80:82**
 - Complaint, **80:85**
 - Demand for possession, **80:84**
 - Joinder of claims and counterclaims, **80:88**
 - Judgment, **80:89**
 - Jurisdiction and venue, **80:83**
 - Jury trial, **80:87**
 - Restitution, writ of, **80:90**
 - Summons, **80:86**
- Summons
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:77**
 - Summary proceedings to recover possession following mortgage foreclosure, **80:86**
- Surplus proceeds, disposition of
 - Judicial foreclosure of mortgages and land contracts, **80:60**
 - Nonjudicial foreclosure procedure, **80:31**
- Type of security device used, **80:2**
- Venue
 - Judicial summary proceedings for recovery of possession following forfeiture of land contract: Mich Comp Laws Ann § 600.5701 et seq., Mich Court Rule 4.202, **80:73**

MICHIGAN PRACTICE—Cont'd

Venue—Cont'd

Summary proceedings to recover possession following mortgage foreclosure, **80:83**

Waiver of redemption rights, **80:5**

MILITARY SERVICE

Illinois practice, **77:28**

Nonjudicial foreclosure, military service of borrower, preliminaries to sale, **19:8**

North Carolina, statute of limitations, **83:89**

Servicemembers Civil Relief Act (this index)

MILK

Bankruptcy, farms and ranches, property issues, postpetition property, **41:12**

MINIMIZATION OF DAMAGES

Bonding companies, actions on performance bonds, **47:34**

MINIMUM NET WORTH REQUIREMENTS

Accounting for troubled debt restructurings, Financial Accounting Standards Board Number 114, savings and loans, recent regulatory changes for, **10:34**

MINING

Waste, **14:6**

MISAPPROPRIATION OF RENTS AND PROFITS

Waste, **14:8**

MISREPRESENTATION

Fraud (this index)

MISSIONARY BAPTIST CASE

Bankruptcy, equitable subordination standards, burden of proof, **43:8**

MISTAKE

Arizona practice, **73:69**

MOBILE HOMES

Adjustment of debts of individuals, bankruptcy chapter 13, curing home mortgages/mortgage secured only by debtor's residence, **35:136**

MOBILE HOMES—Cont'd

Fixtures, bankruptcy, **54:58**

MODIFICATION

Change Or Modification (this index)

MODIFICATION OF MORTGAGES ON OWNER-OCCUPIED RESIDENCES

Generally, **4:23 et seq.**

Emergency Economic Stabilization Act (EESA), **4:22, 4:26**

Information sources and websites, **4:32**

Litigation, **4:31**

Obstacles and limitations on the ability of the servicer of mortgage-backed securities to modify mortgages, **4:28**

Securitization and mortgage backed securities, **4:24**

Servicing and Pooling and Servicing Agreement (PSA), **4:25**

Statutory bills and enactments, **4:27**

Tax status, preservation, **4:28**

Title insurance, **4:30**

Workouts of residential mortgage backed securities to avoid foreclosures, **4:23**

MONEY LAUNDERING STATUTES

Fraud Enforcement and Recovery Act of 2009 (FERA), **52:13**

MONITORING

Bankruptcy, tactical benefits of bankruptcy for lender, foreclosure, pre-filing workout considerations, **36:7**

MORATORIUM

Bar to foreclosure, **17:29**

Confirmation of sale and deficiency judgments, statutory controls, **22:30**

Interest moratorium, bankruptcy, foreclosure, pre-filing workout considerations, **36:23**

MORTGAGE-BACKED SECURITIZATION LITIGATION

Generally, **66:1**

Actions primarily against investment banks, **66:16**

INDEX

MORTGAGE-BACKED

SECURITIZATION LITIGATION

—Cont'd

- Actions primarily against originators of mortgages, **66:13**
- Actions primarily against rating agencies, **66:17, 66:18**
- Actions primarily against servicers
 - Generally, **66:25**
 - Litigation risk in, **66:26**
 - Regulator's enforcement actions, **66:27**
- Actions primarily against trust, **66:23**
- Actions primarily based on purchase and sale of mortgage-backed securities or interests in the securities, **66:20**
- Background for securitization and subprime mortgages, **66:2**
- Class actions, **66:14**
- Collateralized debt obligations, **66:7**
- Conclusions, **66:33**
- Derivative actions primarily against originators of mortgages, **66:15**
- Discharge of debt, actions of servicer or lender resulting in, **66:29**
- Environmental issues in securitized loans, **66:32**
- Federal government and 49 state attorneys general § 25 billion agreement
 - Nation's largest mortgage servicers
 - Foreclosure abuses, **66:30**
- Foreclosure settlement, **66:31**
- Prompt and timely notice of breach, **66:22**
- Relationship to other chapters in treatise, **66:3**
- Servicing and proof of claims problems in consumer cases, **66:28**
- Subprime lending, **66:4**
- Subprime mortgage securitization cases, introduction, **66:11**
- Subprime problems spread to other markets, **66:6**

MORTGAGE ELECTRONIC

RECORDING SYSTEM (MERS)

Mortgages (this index)

MORTGAGE GUARANTY

INSURANCE CORPORATION

- Termination of privately insured mortgages, claims procedure, **28:81**

MORTGAGES

- Action on mortgage debt, Pennsylvania practice, **85:8**
- Actions primarily against originators of, **66:13**
- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Arizona practice** (this index)
- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Assignment
 - Effects, **27:27**
 - Note and mortgage, transfer of interests in, conflicting assignments, third party rights and effect of recording, **27:76 to 27:84**
 - Outright assignment/sale, below
 - Payment by borrower to assignor of mortgage, below
 - Summary of methods to protect assignees
 - Generally, **27:14**
 - Sale of note and mortgage, **27:15**
 - Security interest, transfer of, **27:16**
- Assumption of mortgage
 - Generally, **25:3**
 - Defenses of assuming transferee against lender, **25:8**
 - Liability of assuming
 - Continuing liability of transferor after assumption, **25:6**
 - Transferee to lender, **25:7**
 - Transferee to transferor, **25:5**
 - Parol evidence, **25:9**
 - Requirements for, **25:9**
 - Residential Mortgage Lending After FIRREA, Regulation Of** (this index)
 - Statute of frauds, **25:9**
 - Veterans Administration (VA) mortgages, notice of restriction on assumability
- Attorneys, claims of fraud and negligence, **51:35**
- Bankruptcy** (this index)
- Business practices and problems.
 - Transfer of mortgage by lender, below

MORTGAGES—Cont'd

- “Close-connected” doctrine, limitations on holder in due course rule, **27:104**
- Commercial mortgages
 - Free of mortgage and prepayment penalties, below
 - Securities, commercial mortgage-backed securities. **Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Conclusion, **4:33**
- Consortium loans, transfer of mortgage by lender, business practices and problems, **27:9**
- Construction law and practice, construction loan documents, **70:112**
- Constructive trusts. **Bankruptcy** (this index)
- Consumer Financial Protection Bureau (CFPB)** (this index)
- Cosigners, effect of transfer on liability of, **25:24**
- Credit agreement statutes, **4:19**
- Death of borrower, transfer upon, **25:23**
- Default and remedies, transfer of mortgage by lender, **27:119**
- Default** (this index)
- Defectively executed mortgage, effect of, **84:4**
- Defenses
 - Assuming transferee against lender, **25:8**
 - Holder in due course, below
- Devolution To Mortgagee Of Landlord’s Obligations and Liabilities** (this index)
- Emergency Economic Stabilization Act (EESA), **4:22, 4:26**
- Endorsers, effect of transfer on liability of, **25:24**
- Enforcement
 - Foreclosure** (this index)
 - Fraud Enforcement and Recovery Act of 2009** (this index)
 - Reasonable prepayment clauses, **25:16**
 - Rights of holder in due course. Holder in due course, below
 - Secured instruments, **83:14**

MORTGAGES—Cont'd

- Equitable mortgages, secured instruments, **83:9**
- Estoppel
 - Estoppel certificates, transfer of mortgage by lender, **27:113**
 - Holder in due course, **27:62**
- Extension of payment time by lender upon transfer
 - Generally, **25:20**
 - Negotiable instrument, promissory note as, **25:21**
- Failure to record mortgage, effect of, **84:7**
- Fannie Mae** (this Index)
- Federal agencies, special rights of, holder in due course, **27:96**
- Federal Housing Administration (FHA)** (this index)
- Federal trade commission rule, limitations on holder in due course rule, **27:108**
- Foreclosure** (this index)
- Fraud and negligence
 - Generally, **51:1 et seq.**
 - Appraisers and brokers, reporting fraud to Mortgage Asset Research Institute, **51:4**
 - Attorneys, **51:35**
 - Characteristics of fraud, **52:2**
 - Civil or criminal remedies, real estate financing or mortgage-backed securities, **52:5**
 - Claims against brokers, **51:29**
 - Conflicting assignments, third party rights and effect of recording, **27:77**
 - Defective appraisals, **51:17 to 51:28**
 - Enforcement of fraudulent mortgage, **51:5**
 - Federal reporting, **51:3**
 - Fraud Enforcement and Recovery Act of 2009** (this index)
 - Identity theft, **51:36 to 51:38**
 - Liability and remedies for fraud or false claims related to real estate or real estate financing or mortgage-backed securities, **52:1 et seq.**
 - Notaries, claims against, **51:34**

INDEX

MORTGAGES—Cont'd

- Fraud and negligence—Cont'd
 - Overvaluation of real property security, **51:12 to 51:16**
 - Predatory lending, **51:6 et seq.**
 - Reporting fraud, **51:3, 51:4**
 - Sample brokers agreement, **51:30**
 - Secondary market, **51:9 to 51:11**
 - Third party rights and effect of recording, **27:77**
 - Title companies, **51:31 to 51:33**
- Free of mortgage and prepayment penalties
 - Generally, **25:10**
 - Commercial mortgages, prepayment penalties in
 - Generally, **25:11**
 - Bankruptcy code rules, **25:15**
 - Challenges to yield equivalent formula, **25:14**
 - Conclusion, **25:18**
 - Enforcement of reasonable prepayment clauses, **25:16**
 - Note, right to prepay, **25:12**
 - Reasonable prepayment charges, **25:13**
 - Usury issues, **25:17**
- Georgia practice** (this index)
- Good faith, holder in due course, **27:94**
- Guarantors, effect of transfer on liability of, **25:24**
- Holder in due course
 - Generally, **27:86**
 - Enforcement of mortgage
 - Defenses raised by obligor of note, **27:100**
 - Third party defenses to mortgage, **27:101**
 - Estoppel, **27:62**
 - Federal agencies, special rights of, **27:96**
 - Good faith, **27:94**
 - Holder, **27:92**
 - Limitations on holder in due course rule
 - Generally, **27:103**
 - Bankruptcy, postpetition transfers in, **27:109**
 - Case law restrictions, “close-connected” doctrine, **27:104**

MORTGAGES—Cont'd

- Holder in due course—Cont'd
 - Limitations on holder in due course rule—Cont'd
 - Federal trade commission rule, **27:108**
 - Uniform consumer credit code, below in this group
 - Negotiability and negotiation, negotiable notes
 - Generally, **27:87**
 - Requirements for negotiability, **27:88**
 - Requirements for holder in due course, negotiable notes, **27:90 to 27:95**
 - Rights of
 - Generally, **27:97**
 - Enforcement of mortgage, above in this group
 - Personal defenses, **27:99**
 - Real defenses, **27:98**
 - Shelter provision, **27:102**
 - Summary, **27:85**
 - UCC 3-302(a) requirements for holder in due course, **27:91**
 - Uniform consumer credit code, limitations on holder in due course rule
 - Generally, **27:105**
 - Consumer credit sales, **27:106**
 - Consumer loans, **27:107**
 - Value, **27:93**
 - Variable interest rate notes, **27:89**
 - Without notice, **27:95**
- Holder of perfected pledge of note vs parties having rights against assignor-pledgor, **27:70**
- Home mortgages. **Residential Mortgages** (this index)
- Identity theft, **51:36 to 51:38**
- Income tax effect of mortgage modifications, **4:20**
- Joint venture, transfer of mortgage by lender, **27:10**
- Judgment creditors of assignor, competing claims for priority, **27:60**
- Massachusetts practice** (this index)
- Modification of mortgage, generally, **4:1 et seq.**

MORTGAGES—Cont'd

- Modification of Mortgages on Owner-Occupied Residences** (this Index)
- Modification of senior mortgage, effect on junior lien holders
 - Junior Lenders and Lienholders** (this Index)
- Mortgage-backed securities
 - Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
 - Liability and remedies for fraud or false claims related to real estate or real estate financing or mortgage-backed securities, **52:1 et seq.**
 - Mortgage-Backed Securitization Litigation May 2008** (this index)
 - Obstacles and limitations on the ability of the servicer of mortgage-backed securities to modify mortgages, **4:28**
 - Mortgage-Backed Securitization Litigation May 2008** (this index)
- Mortgage brokers, transfer of mortgage by lender, business practices and problems, **27:6**
- Mortgage Electronic Recording System (MERS)
 - Generally, **27:22, 27:23**
 - Assignment of mortgage, **27:32**
 - Assignment of notes secured by mortgages
 - Authority of MERS for, **27:34**
 - Example of, **27:27**
 - Authority of servicer to file proof of claim in bankruptcy and prosecute motion for relief from the automatic stay, **27:35**
 - Critique of, **27:24**
 - Effect of assignments, **27:28**
 - Judicial action, standing for, **27:30**
 - Nonjudicial foreclosure, **27:31**
 - Officer of the comptroller of the currency consent order against, **27:36**
 - Ownership of promissory note secured by mortgage, **27:33**
 - Real party in interest, **27:29**
 - Settlements, **27:37**

MORTGAGES—Cont'd

- Mortgage Electronic Recording System (MERS)—Cont'd
 - Standing, **27:30**
- Mortgage participation agreements
 - Generally, **27:114**
 - Bankruptcy of lead lender. **Bankruptcy** (this index)
 - Dishonesty of lead lender, **27:118**
 - Sale or transfer of security interest, **27:115**
 - Securitization compared to, asset securitization and commercial mortgage-backed securities, **67:6**
 - Transfer of mortgage by lender, **27:7**
- Negotiability and negotiation. Holder in due course, above
- Negotiable note
 - Conflicting assignments, third party rights and effect of recording, **27:82**
 - Extension of payment time by lender upon transfer, **25:21**
 - Payment by borrower to assignor of mortgage, **27:111**
- Nevada** (this index)
- North Carolina practice** (this index)
- Note
 - Negotiable note, above
 - Note and mortgage, below
 - Note only, transfer of, **27:38**
 - Perfection of security interest, below
 - Right to prepay, free of mortgage and prepayment penalties, commercial mortgages, prepayment penalties in, **25:12**
- Note and mortgage
 - Both note and mortgage transfer required, **27:20**
 - Perfection of note as perfecting mortgage, **27:74**
 - Security interest in, transfer of
 - Summary, **27:56**
 - Transfer of security interest, **27:57**
 - Transfer of, **27:39**
 - Transfer of interests in
 - Generally, **27:71**
 - Conflicting assignments, third party rights and effect of recording, **27:76 to 27:84**

INDEX

MORTGAGES—Cont'd

- Note and mortgage—Cont'd
 - Transfer of interests in—Cont'd
 - Courts bifurcating transfer of security interest in note and interest in real property, **27:73**
 - Deeds of trust, conflicting assignments, third party rights and effect of recording, **27:81**
 - Fee interest acquired by mortgagee after assigning mortgage, conflicting assignments, third party rights and effect of recording, **27:80**
 - Fraud, mortgage obtained by, conflicting assignments, third party rights and effect of recording, **27:77**
 - Negotiable note, conflicting assignments, third party rights and effect of recording, **27:82**
 - Nonnegotiable note or assignee not holder in due course, conflicting assignments, third party rights and effect of recording, **27:83, 27:84**
 - Patent equities of maker of nonnegotiable note, conflicting assignments, third party rights and effect of recording, **27:84**
 - Perfection of note as perfecting mortgage, **27:74**
 - Resulting trust, mortgage on wrongfully obtained property held in, conflicting assignments, third party rights and effect of recording, **27:78**
 - Transfer of mortgage also transfers note mortgage secures, **27:75**
 - Whether transfer of security interest in note transfers interest in mortgage, **27:71 to 27:75**
 - Wrongful release by original mortgagee, conflicting assignments, third party rights and effect of recording, **27:79**
- Outright assignment/sale
 - Cases illustrating whether sale took place, **27:43**
 - Security interest, sale or transfer of, **27:40**

MORTGAGES—Cont'd

- Outright assignment/sale—Cont'd
 - Significance of sale instead of transfer of interest in note to secure debt Article 9 of UCC, **27:41**
 - Bankruptcy of seller, purchaser of mortgage protected in, 11 USCA § 541(d), **27:42**
- Owner-occupied residences. **Modification of Mortgages on Owner-Occupied Residences** (this Index)
- Parol evidence, assumption of mortgage, **25:9**
- Participation agreements. Mortgage participation agreements, above
- Partnership, transfer of mortgage by lender, **27:10**
- Payment by borrower to assignor of mortgage
 - Generally, **27:110**
 - Negotiable notes, **27:111**
 - Nonnegotiable notes and assignee not holder in due course, **27:112**
- Perfection of security interest
 - Holder of perfected pledge of note vs parties having rights against assignor-pledgor, **27:70**
 - Note and mortgage, perfection of note as perfecting mortgage, **27:74**
- Promissory note secured by mortgage
 - Assignee of security interest not protected by 11 USCA § 541(d), **27:67**
 - Filing financing statement, perfection of security interest in note by, **27:64**
 - Possession, perfection of security interest in note by, **27:65**
 - Possession of mortgage, **27:66**
 - Recording of mortgage does not perfect note, **27:68**
 - State statutory provisions for recording assignments, **27:69**
 - Significance of, **27:63**
- Prepayment
 - Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:88**
 - Construction law and practice, purchase money financing, common concerns, **70:67**

MORTGAGES—Cont'd

- Prepayment—Cont'd
 - Note, right to prepay, free of mortgage and prepayment penalties, commercial mortgages, prepayment penalties in, **25:12**
- Penalties
 - Federal restrictions on prepayment penalties in due-on-sale situations, **25:19**
 - FHA loans, residential mortgage lending after FIRREA, regulation of, origination, application, Truth-In-Lending Act, **65:11**
 - Free of mortgage and prepayment penalties, above
- Priority, competing claims for
 - Bankruptcy, **27:58**
 - Judgment creditors of assignor, **27:60**
 - Land, parties holding interest in, **27:61**
 - New York practice, **82:70**
 - Receivership, **27:59**
- Promissory note. Note, above
- Protection Bureau. **Consumer Financial Protection Bureau (CFPB)** (this index)
- Protection of secondary market, 11 USCA § 541(d) and constructive trusts. **Bankruptcy** (this index)
- Purchase Money Mortgages** (this index)
- Receivership, priority, competing claims for, **27:59**
- Recording of mortgages, Ohio, **84:6**
- Recording statutes
 - State recording statutes, **27:21**
- Reporting fraud, **51:3, 51:4**
- Residential mortgages, Pennsylvania practice, **85:10**
- Residential Mortgages** (this index)
- Resulting trust, mortgage on wrongfully obtained property held in, conflicting assignments, third party rights and effect of recording, note and mortgage, transfer of interests in, **27:78**
- Reverse mortgages, secured instruments, **83:13**

MORTGAGES—Cont'd

- Sale of note and mortgage, assignees, summary of methods to protect, **27:15**
- Secondary market for institutional lenders
 - Protection of. **Bankruptcy** (this index)
 - Transfer of mortgage by lender, business practices and problems, **27:4**
- Secured instruments, **83:2**
- Security interest, transfer of, assignees, summary of methods to protect, **27:16**
- Statute of frauds, assumption of mortgage, **25:9**
- Syndicated loans, transfer of mortgage by lender, **27:9**
- TARP (Troubled Asset Relief Program), **4:22**
- Temporary loans between lenders, transfer of mortgage by lender, **27:5**
- Termination of governmentally insured mortgages
 - Generally, **28:1**
 - Farmers Home Administration (FmHA) mortgages, **28:82**
 - Housing and Urban Development (HUDFHA) Mortgages** (this index)
 - Veterans Administration (VA) Mortgages** (this index)
- Termination of mortgagor's interest in mortgaged real estate, default, **12:3**
- Termination of privately insured mortgages
 - Generally, **28:1, 28:79**
 - Claims procedure, **28:80**
 - MGIC claims procedure, **28:81**
- Third party defenses to mortgage, holder in due course, enforcement of mortgage, **27:101**
- Title Insurance** (this index)
- Transfer of mortgage by lender
 - Generally, **27:1**
 - Assignment, above
 - Business practices and problems
 - Generally, **27:3**

INDEX

MORTGAGES—Cont'd

- Transfer of mortgage by lender—Cont'd
 - Business practices and problems—Cont'd
 - Asset securitization and commercial mortgage backed securities, **27:8**
 - Joint venture or partnership, **27:10**
 - Miscellaneous transfers, **27:11**
 - Mortgage brokers, **27:6**
 - Negotiability of promissory note, **27:12**
 - Participating lenders, **27:7**
 - Problem areas, **27:13**
 - Secondary market for institutional lenders, **27:4**
 - Syndicated or consortium loans, **27:9**
 - Temporary loans between lenders, **27:5**
 - Default and remedies, **27:119**
 - Enforcement of mortgage. Holder in due course, above
 - Estoppel certificates, **27:113**
 - Holder in due course, above
 - Holder of perfected pledge of note vs parties having rights against assignor-pledgor, **27:70**
 - Law applied to transfer, **27:19**
 - Methods of transfer of interests in mortgages, **27:2**
 - Mortgage participation agreements, above
 - Negotiability of securitized home mortgages, **27:18**
 - Note, above
 - Outright assignment/sale, above
 - Payment by borrower to assignor of mortgage, above
 - Perfection of security interest, above
 - Preferred method of transferring mortgages, **27:17**
 - Priority, competing claims for, above
 - Protection of secondary market, 11
 - USCA § 541(d) and constructive trusts. **Bankruptcy** (this index)
 - Recording statutes, above
 - Standing to lift automatic stay to foreclose and other problems with foreclosure, **27:120 to 27:123**

MORTGAGES—Cont'd

- Transfer of mortgaged property by borrower
 - Generally, **25:1**
 - Assumption of mortgage, above
 - Cosigners, effect of transfer on liability of, **25:24**
 - Death of borrower, transfer upon, **25:23**
 - Endorsers, effect of transfer on liability of, **25:24**
 - Extension of payment time by lender upon transfer, above
 - Federal restrictions on prepayment penalties in due-on-sale situations, **25:19**
 - Free of mortgage and prepayment penalties, above
 - Guarantors, effect of transfer on liability of, **25:24**
 - Portion of mortgaged land, transfer of, **25:22**
 - Right of borrower to transfer property and due-on-sale considerations, **25:2**
 - Subject to mortgage, **25:3, 25:4**
 - Troubled Asset Relief Program (TARP), **4:22**
- Uniform Commercial Code
 - Holder in due course, UCC 3-302(a) requirements for, **27:91**
 - Outright assignment/sale, significance of sale instead of transfer of interest in note to secure debt, Article 9 of UCC, **27:41**
- Uniform consumer credit code. Holder in due course, above
- Usury issues, commercial mortgages, prepayment penalties in, **25:17**
- Value, holder in due course, **27:93**
- Variable interest rate notes, holder in due course, **27:89**
- Voluntary and involuntary modification of mortgage, **4:1 et seq.**
- Waiver. Estoppel, above
- Wraparound Mortgages** (this index)
- Written agreement to lend, statutory requirements, **4:19**
- Yield equivalent formula, challenges to, commercial mortgages, prepayment penalties in, **25:14**

MOTION

Set aside, foreclosure sale, **76:55**

MULTIFAMILY HUD MORTGAGE INSURANCE

Housing and Urban Development (HUDFHA) mortgages (this index)

MULTIPLE COMMISSIONS

Construction law and practice, dealing with brokers, **70:199**

MULTIPLE OR SERIAL FILINGS

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

MULTIPLE PARCELS

Florida practice, foreclosure sale procedures, **75:51**

MULTIPLE PROJECTS

Construction law and practice, disposition, contracts for, variations, **70:183**

NEGATIVE AMORTIZATION ARRANGEMENT

Reorganization under chapter 11 of bankruptcy code

Cram down, secured creditors in chapter 11

Explicit requirements of fair and equitable under 11 USCA § 1129(b)(1), **37:9**

NEGLIGENCE

Appraisers, liability of, fraud v negligence, **50:6**

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

NEGOTIABILITY AND NEGOTIATION

Construction law and practice, disposition, contracts for, general considerations, **70:135**

Holder In Due Course Mortgages (this index)

NEGOTIABLE TERMS

Construction law and practice, written brokerage agreements, **70:205**

NET LISTINGS

Construction law and practice, brokers, dealing with, customary arrangements, **70:201**

NET REALIZABLE VALUE

Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:25**

NET WORTH CLAUSES

Bankruptcy (this index)

NEVADA

Generally, **81:1**

Appeal, **81:43**

Assignment, **81:10**

Deed of trust

Generally, **81:5**

Trustee, **81:6**

Trustee, below

Defenses

Fraudulent concealment, **81:40**

Laches, **81:39**

Statute of limitations, **81:38**

Deficiency

Amount of judgment, **81:37**

Application for judgment, **81:35**

Hearing, **81:36**

Disposition of proceeds, **81:30**

Disposition of surplus, **81:31**

Due on sale clauses, **81:41**

Equitable mortgages, **81:9**

Equitable subrogation, **81:34**

Fees and costs, **81:44**

Foreclosure

Judicial. Judicial foreclosure, below

Nonjudicial. Nonjudicial foreclosure, below

Wrongful, **81:28**

Fraudulent concealment, **81:40**

Future advances, **81:4**

Hearing, deficiency, **81:36**

Judicial foreclosure

Generally, **81:12**

Conduct of sale, **81:17**

Cure, **81:16**

Lis pendens, **81:15**

One action rule, **81:13, 81:14**

Post sale, **81:18**

Laches, **81:39**

INDEX

NEVADA—Cont'd

- Lis pendens, judicial foreclosure, **81:15**
- Mortgage
 - Generally, **81:2**
 - Enforcement of, **81:11 et seq.**
 - Equitable, **81:9**
 - Nontraditional, **81:3**
- Nonjudicial foreclosure
 - Generally, **81:19**
 - Election to sell, **81:22**
 - Failure of high bidder, **81:26**
 - Mediation requirement, **81:21**
 - Notice of default, **81:22**
 - Notice of sale, **81:23**
 - Postponement of sale, **81:25**
 - Power of sale, **81:20**
 - Time and place of sale, **81:24**
- Nonjudicial foreclosure sale, setting aside, **81:29**
- Nontraditional mortgage loan product, **81:3**
- Notices
 - Default, nonjudicial foreclosure, **81:22**
 - Sale, nonjudicial foreclosure, **81:23**
- Priority, **81:32**
- Proceeds, disposition of, **81:30**
- Redemption, **81:33**
- Setting aside nonjudicial foreclosure sale, **81:29**
- Statute of limitations, **81:38**
- Substitute trustees, **81:8**
- Surplus, disposition of, **81:31**
- Trustee
 - Generally, **81:6**
 - Obligations, **81:7**
 - Substitute, **81:8**
- Usury, **81:42**
- Validity of sale, penalties, **81:27**
- Wrongful foreclosure, **81:28**

NEW AGENCIES AND FUNCTIONS

- Financial Institutions Reform, Recovery and Enforcement Act, **64:3**

NEW CONDITIONS

- Anticipatory repudiation of loan commitment, liability of lender for controlling debtor and for other acts, **8:34**

NEW TRANSFEREE

- Fraudulent conveyance, leveraged buyout as, protection under UFCA § 9(1) for new transferee from original transferee, **26:35**

NEW VALUE

- Bankruptcy, exception to absolute priority rule, fair and equitable treatment, foreclosure, confirmation regarding unsecured claims and owners, **36:64**

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

NEW YORK PRACTICE

- Generally, **82:1**
- Acceleration
 - De-acceleration, **82:7**
 - Defenses to acceleration
 - Duress, **82:32**
 - Equity, **82:29**
 - Estoppel, **82:27**
 - Fraud, **82:33**
 - Laches, **82:31**
 - Statute of limitations, below in this group
 - Unclean hands, **82:30**
 - Unconscionability, **82:28**
 - Usury, **82:36**
 - Waiver, **82:26**
- Diluted
 - Building violations, **82:23**
 - Consent
 - Alterations without, **82:21**
 - Demolition without, **82:22**
 - Estoppel certificate, failure to issue, **82:24**
 - Insurance, **82:25**
 - Real property taxes, **82:19**
 - Repair, failure to, **82:20**
- Election to accelerate
 - Generally, **82:5**
 - Demonstrating election, **82:6**
- Importance of, **82:9**
- Mechanical aspects, **82:8**
- Mortgage as contract, relationship to acceleration, **82:13**
- Notice, **82:6**
- Statute of limitations
 - Generally, **82:34**

NEW YORK PRACTICE—Cont'd

- Acceleration—Cont'd
 - Statute of limitations—Cont'd
 - Tolling, **82:35**
 - Strict interpretation
 - Generally, **82:14**
 - Breach of any condition, **82:18**
 - Due on sale, **82:16**
 - Exceptions to *Garn St. Germain*, **82:17**
 - Failure to pay principal and interest, **82:15**
 - Tender, relationship to acceleration
 - Generally, **82:10**
 - Principles of tender, **82:11**
 - Redemption, tender distinguished from, **82:12**
- Advertisement, foreclosure by, **82:3**
- Allowances, judicial foreclosure, **82:58, 82:61**
- Alterations without consent, diluted acceleration, **82:21**
- Answer, judicial foreclosure, **82:51**
- Appearance and answer, judicial foreclosure, **82:51**
- Basic preliminaries, **82:2**
- Breach of any condition, acceleration, strict interpretation, **82:18**
- Building violations, acceleration, diluted, **82:23**
- Complaint, judicial foreclosure, **82:45**
- Construction or interpretation
 - Acceleration, above
 - Pre-foreclosure considerations, below
- Costs, judicial foreclosure, **82:58, 82:60**
- De-acceleration, **82:7**
- Deed as mortgage, judicial foreclosure, **82:49**
- Deed in lieu of foreclosure, **82:56**
- Defenses. Acceleration, above
- Deficiency judgment, judicial foreclosure, **82:67**
- Demolition without consent, acceleration, diluted, **82:22**
- Diluted acceleration. Acceleration, above
- Disbursements, judicial foreclosure, **82:58, 82:59**
- Due on sale, acceleration, strict interpretation, **82:16**

NEW YORK PRACTICE—Cont'd

- Duress, acceleration, defenses to, **82:32**
- Election of remedies, judicial foreclosure, pre-foreclosure decisions, **82:37**
- Election to accelerate. Acceleration, above
- Equity, defenses to acceleration, **82:29**
- Estoppel
 - Acceleration, defenses to, **82:27**
 - Certificate, failure to issue, acceleration, diluted, **82:24**
- Eviction after foreclosure, **82:68**
- Fraud, defenses to acceleration, **82:33**
- Garn St. Germain*, acceleration, strict interpretation, **82:17**
- Hearings, judicial foreclosure, **82:53**
- Insurance, acceleration, diluted, **82:25**
- Judgment of foreclosure and sale, **82:62**
- Judicial foreclosure
 - Affirmation, **82:46**
 - Allowances, **82:58, 82:61**
 - Appearance and answer, **82:51**
 - Complaint, **82:45**
 - Costs, **82:58, 82:60**
 - Deed as mortgage, **82:49**
 - Deed in lieu of foreclosure, **82:56**
 - Deficiency judgment, **82:67**
 - Disbursements, **82:58, 82:59**
 - Eviction after foreclosure, **82:68**
 - Hearing, **82:53**
 - Judgment of foreclosure and sale, **82:62**
 - Legal fees, **82:57**
 - Notice of pendency, **82:44**
 - Notice prior to commencing action, **82:43**
- Pre-foreclosure decisions
 - Election of remedies, **82:37**
- Parties
 - Generally, **82:39**
 - Necessary defendants, **82:41**
 - Permissible defendants, **82:42**
 - Plaintiff, **82:40**
 - Venue, **82:38**
- Proceeds of sale, distribution of, **82:64**
- Receivership, **82:69**
- Referee to compute, **82:52**

INDEX

NEW YORK PRACTICE—Cont'd

Judicial foreclosure—Cont'd

- Relief from foreclosure sale and judgment, **82:71**
- Report of sale and confirmation, **82:65**
- Sale, **82:63**
- Service of process, **82:50**
- Settlement
 - Discussions, **82:47**
 - Good faith and fair dealing, **82:48**
 - Strategy and law, **82:55**
- Summary judgment, motion for, **82:54**
- Surplus monies, **82:66**
- Laches, defenses to acceleration, **82:31**
- Legal fees, judicial foreclosure, **82:57**
- Mortgages, priority of, **82:70**
- Notice
 - Acceleration, **82:6**
 - Judicial foreclosure, above
- Parties. Judicial foreclosure, above
- Pre-foreclosure considerations
 - Generally, **82:4**
 - Acceleration, above
 - Mortgage as contract, relationship to acceleration, **82:13**
- Pre-foreclosure decisions. Judicial foreclosure, above
- Priority of mortgages, **82:70**
- Proceeds of sale, distribution of, judicial foreclosure, **82:64**
- Real property taxes, acceleration, diluted, **82:19**
- Receivership, judicial foreclosure, **82:69**
- Redemption, tender distinguished from, **82:12**
- Referee to compute, judicial foreclosure, **82:52**
- Relief from foreclosure sale and judgment, **82:71**
- Repair, failure to, acceleration, diluted, **82:20**
- Report of sale and confirmation, judicial foreclosure, **82:65**
- Service of process, judicial foreclosure, **82:50**
- Settlement. Jjudicial foreclosure, above
- Statute of limitations. Acceleration, above

NEW YORK PRACTICE—Cont'd

- Strict interpretation. Acceleration, above
 - Summary judgment, motion for, judicial foreclosure, **82:54**
 - Surplus monies, judicial foreclosure, **82:66**
 - Tender, relationship to acceleration.
 - Acceleration, above
 - Unclean hands, acceleration, defenses to acceleration, **82:30**
 - Unconscionability, defenses to acceleration, **82:28**
 - Usury, defenses to acceleration, **82:36**
 - Venue, judicial foreclosure, pre-foreclosure decisions, **82:38**
 - Waiver
 - Acceleration, defenses to, **82:26**
 - Estoppel, above
- ### NOBLEMAN CASE
- Bankruptcy chapter 13, adjustment of debts of individuals, curing home mortgages/mortgage secured only by debtor's residence, **35:127**
- ### NONJUDICIAL FORECLOSURE
- Generally, **13:29, 19:1**
 - Appointment of receivers and collection of rents and profits during foreclosure, **19:6**
 - Attacks on validity of foreclosure sale
 - Disclosure by lender of property defects to bidders, duty, **19:27**
 - Injunction to prevent sale, **19:21**
 - Invasion of privacy, **19:25**
 - Set aside sale, action to, **19:23 to 19:28**
 - Stability of titles and proof of compliance with statutes, **19:26**
 - Waiver of defenses, **19:23**
 - Wrongful foreclosure, **19:24**
 - Bankruptcy, preliminaries to sale, **19:10**
 - Bids** (this index)
 - Breach of contract, **19:5**
 - California practice** (this index)
 - Collection of rents and profits during foreclosure, **19:6**
 - Constitutionality of nonjudicial foreclosure sales, **19:33**
 - Cure of default, preliminaries to sale, **19:7**

NONJUDICIAL FORECLOSURE

—**Cont'd**

- Deed of trustee in foreclosure, **19:17**
- Default
 - Cure of default, preliminaries to sale, **19:7**
 - Nonmonetary defaults, below
- Disclosure of property defects
 - Attacks on validity of foreclosure sale, disclosure by lender to bidder, **19:27**
 - Duty of trustee, **19:32**
 - Raising defense in post-foreclosure proceeding, **19:28**
- Duties and liabilities of trustee in foreclosure
 - Generally, **19:29**
 - Disclosure of defects to purchaser, duty of trustee, **19:32**
 - Investigation of right to foreclose, duty of trustee, **19:31**
 - Wrongful foreclosure, liability for, **19:30**
- Federal tax liens, preliminaries to sale, **19:10**
- Illinois practice, **77:4**
- Injunction to prevent sale, **19:21**
- Invasion of privacy, **19:25**
- Investigation of right to foreclose, duty of trustee, **19:31**
- Land installment sales contracts, **19:21**
- Michigan practice** (this index)
- Military service of borrower, preliminaries to sale, **19:8**
- Nevada** (this index)
- Nonmonetary defaults. Preliminaries to sale, below
- North Carolina practice** (this index)
- Notice of sale, **19:4**
- Parcels or in bulk, sales by, **19:11**
- Party conducting sale, **19:3**
- Postponements of sale, **19:16**
- Preliminaries to sale
 - Bankruptcy, receivership, and federal tax liens, **19:10**
 - Cure of default, **19:7**
 - Military service of borrower, **19:8**
 - Nonmonetary defaults
 - Due on sale or due on encumbrance clauses, **19:13**

NONJUDICIAL FORECLOSURE

—**Cont'd**

- Preliminaries to sale—**Cont'd**
- Nonmonetary defaults—**Cont'd**
 - Miscellaneous nonmonetary defaults, **19:14**
- Obtaining original note and mortgage or deed of trust, **19:12**
- Parcels or in bulk, sales by, **19:11**
- Title search or trustee's sale guarantee, **19:9**
- Prerequisites, **19:2**
- Proceeds from sale
 - Generally, **19:18 to 19:19**
- Purchase by lender, **19:3**
- Receivership
 - Appointment of receivers and collection of rents and profits during foreclosure, **19:6**
 - Preliminaries to sale, **19:10**
- Rents and profits, collection during foreclosure, **19:6**
- Sale
 - Attacks on validity of foreclosure sale, above
 - Bidding, **19:15**
 - Constitutionality of nonjudicial foreclosure sales, **19:33**
 - Notice of, **19:4**
 - Postponements of sale, **19:16**
 - Preliminaries to sale, above
- Set Aside Sale, Action To** (this index)
- Stability of titles and proof of compliance with statutes, attacks on validity of foreclosure sale, **19:26**
- Title
 - Search or trustee's sale guarantee, **19:9**
 - Stability of titles and proof of compliance with statutes, attacks on validity of foreclosure sale, **19:26**
- Trustee in foreclosure
 - Deed of, **19:17**
 - Duties and liabilities of trustee in foreclosure, above
- Validity of foreclosure sale. Attacks on validity of foreclosure sale, above
- Wrongful foreclosure, **19:24**

INDEX

NONJUDICIAL FORECLOSURE

—Cont'd

Wrongful foreclosure, liability of trustee for, **19:30**

NONPURCHASE MONEY SECURITY INTEREST

Priority over subsequently arising real estate interest, exceptions to general rule. **Fixtures** (this index)

NONRECOURSE DEBT

Tax Consequences of Workouts (this index)

Tax Consequences To Borrowers, Investors, and Lenders (this index)

NORTH CAROLINA PRACTICE

Clerk's order. Nonjudicial foreclosure, below

Deed of trust

Trustee, below

Enforcement of mortgages and deed of trust, **83:14**

Foreclosure

Nonjudicial foreclosure, below

Hearing. Nonjudicial foreclosure, below

Judicial sales

Generally, **83:15 et seq.**

Bidder's failure to meet terms, public sale, **83:41**

Definitions, **83:15**

Order of sale

Private sale, **83:22**

Public sale, **83:21**

Private sale

Deed, **83:38**

Order of possession, deed, **83:41**

Report, contents, **83:45**

Public and private sales

Account, **83:47**

Confirmation of sale, **83:35**

Day and time, **83:19**

Final report of, **83:46**

Government as purchaser, **83:29**

Judgment, **83:50**

Jurisdiction, **83:16**

Order of confirmation, certification of, **83:36**

Person to conduct sale, **83:18**

NORTH CAROLINA PRACTICE

—Cont'd

Judicial sales—Cont'd

Public and private sales—Cont'd

Place of sale, **83:20**

Procedure, **83:17**

Receipt of title, **83:48**

Relief, **83:49**

Report of sale, **83:43**

Public sale

Bidder's failure to meet terms, **83:41**

Contents, deed, **83:39**

Deed, **83:37**

Notice, contents, **83:24**

Notice of postponement, **83:26**

Order of possession, deed, **83:40**

Order of sale, **83:21**

Posting of notice, **83:23**

Postponement, **83:25**

Report, contents, **83:44**

Uncompleted sale, **83:27**

Nonjudicial foreclosure

Generally, **83:51 et seq.**

Abolished, deficiency judgment, **83:91**

Cancellation notice, **83:73**

Challenges to foreclosure, **83:92**

Clerk's order

Appeal, **83:60**

Filing of, **83:59**

Contents, notice, **83:72**

Continuance of uncompleted sale, **83:74**

Cure, **83:67**

Defenses

Equitable, **83:86**

Legal, **83:87**

Deficiency judgment, **83:91**

Deficiency matters, **83:90**

Distribution

Proceeds, **83:83**

Surplus, **83:84**

Equitable defenses, **83:86**

Failure of bidder, **83:68**

Filing prerequisites, **83:56**

Hearing

Principal residence, **83:57**

Procedure, **83:58**

NORTH CAROLINA PRACTICE

—Cont'd

- Nonjudicial foreclosure—Cont'd
 - Injunction, **83:75**
 - Legal defenses, **83:87**
 - Mailing, notice of sale, **83:65**
 - Military service, statute of limitations, **83:89**
 - No confirmation necessary, **83:80**
 - Notice, postponement, **83:72**
 - Notice of hearing
 - Contents, **83:53**
 - Home loan, **83:54**
 - Service, **83:55**
 - Notice of sale, **83:62, 83:63**
 - Orders of possession, **83:82**
 - Person exercising power, postponement of sale, **83:71**
 - Place of sale, **83:66**
 - Postponement, **83:70 to 83:72**
 - Prerequisites, **83:52**
 - Priority, residential property, **83:85**
 - Publication, notice of sale, **83:64**
 - Release of injunction, **83:76**
 - Report of sale, post-sale
 - Contents, **83:78**
 - Enforcement, **83:77**
 - Final report, **83:79**
 - Time, **83:77**
 - Resale, failure of bidder, **83:68**
 - Residential property, priority, **83:85**
 - Sale, postponement of, **83:71**
 - Statute of limitations, **83:88, 83:89**
 - Suspending proceedings, **83:69**
 - Time, notice of sale, **83:62**
 - Upset bids, **83:81**
 - Waiver of notice, **83:61**
 - Wrongful foreclosure, **83:93**
- Nonjudicial sales
 - Abolished, deficiency judgment, **83:91**
 - Challenges to foreclosure, **83:92**
 - Defenses
 - Equitable, **83:86**
 - Legal, **83:87**
 - Deficiency judgment, **83:91**
 - Deficiency matters, **83:90**
 - Distribution
 - Proceeds, **83:83**

NORTH CAROLINA PRACTICE

—Cont'd

- Nonjudicial sales—Cont'd
 - Distribution—Cont'd
 - Surplus, **83:84**
 - Equitable defenses, **83:86**
 - Foreclosure. Nonjudicial foreclosure, above
 - Legal defenses, **83:87**
 - Military service, statute of limitations, **83:89**
 - Priority, residential property, **83:85**
 - Residential property, priority, **83:85**
 - Statute of limitations, **83:88, 83:89**
 - Wrongful foreclosure, **83:93**
- Notice
 - Contents, public sale, **83:24**
 - Notice of hearing, nonjudicial sales
 - Contents, **83:53**
 - Home loan, **83:54**
 - Service, **83:55**
 - Posting of notice, public sale, **83:23**
 - Postponement, nonjudicial sales, **83:72**
 - Postponement, public sale, **83:26**
 - Sale, nonjudicial sales, **83:62, 83:63**
 - Upset bid, public and private sales, **83:33**
- Public and private sales. Judicial sales, above
- Public sale, judicial sales
 - Notice, contents, **83:24**
 - Notice of postponement, **83:26**
 - Order of sale, **83:21**
 - Posting of notice, **83:23**
 - Postponement, **83:25**
 - Uncompleted sale, **83:27**
- Sales
 - Judicial sales, above
 - Nonjudicial sales, above
- Secured Instruments** (this index)
- Upset bids
 - Nonjudicial foreclosure, **83:81**
 - Public and private sales
 - Generally, **83:30 et seq.**
 - Bond, **83:32**
 - Multiple tracks, **83:34**
 - Notice, **83:33**
 - Procedure, **83:31**

INDEX

NOTICE

- Arizona practice, enforcement of mortgages, commencement of action, **73:18**
- Arizona practice** (this index)
- Bars to foreclosure, **17:30**
- California practice** (this index)
- Construction law and practice, notice letters, ancillary documents, **70:175**
- Fixtures, benefits of UCC Article 9 as security device, **54:7**
- Florida practice** (this index)
- Housing and Urban Development (HUDFHA) mortgages, foreclosure, single family HUD mortgage insurance, **28:72**
- Judicial foreclosure sale, **18:40**
- Junior lender, foreclosure by, notice to senior lender, **29:31**
- Michigan practice** (this index)
- Nevada** (this index)
- New York practice** (this index)
- Nonjudicial foreclosure sale, **19:4**
- North Carolina practice** (this index)
- Priorities among lien claimants, future advances clauses, notice required to defeat lender's claim to priority for optional advance, **46:32**
- Reorganization under chapter 11 of bankruptcy code, notifying creditors, **31:66**
- Revised article 9 and real property, sale of collateral, **21:61**
- Texas practice** (this index)

NOTICE TO QUIT

- Summary proceedings to obtain possession following foreclosure, **57:88**

NUMBERING

- Construction law and practice, attorneys and their roles, documents, **70:41**

OBTAINING POSSESSION OF REAL PROPERTY

- Possession** (this index)

OBVIOUSNESS OF CONDITION

- Environmental issues, disclosure obligations of seller, common law duties, **61:41**

OFFICE MACHINES

- Fixtures, readily removable factory or office machines, **54:41**

OFFICE OF THRIFT SUPERVISION (OTS)

- Bankruptcy, conflicts between banking regulators and bankruptcy trustee, savings association holding company petitions for bankruptcy relief, OTS regulatory authority, **44:19**
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)
- Legality of the OTS, **64:2**
- Residential mortgage lending after FIRREA, regulation of, below
- Residential mortgage lending after FIRREA, regulation of
- Discrimination
- Loan application register, **65:20**
- Regulations, **65:19**
- Regulations, application, **65:15, 65:19**

OFFICIAL

- Judicial foreclosure sale, official conducting, **18:44**

OHIO PRACTICE

- Generally, **84:1 et seq.**
- Amount of deficiency, **84:56**
- Caveat emptor, **84:53**
- Confirmation of sale, **84:49**
- Consideration, **84:2**
- Contracts, **84:58**
- Deed-in-lieu of foreclosure, **84:18**
- Defectively executed mortgage, effect of, **84:4**
- Defendant, parties
- Necessary parties, **84:31**
- Proper parties, **84:32**
- Delivery and acceptance, **84:5**
- Ejectment or recovery of possession, **84:20**
- Equitable subrogation, **84:13**
- Failure to record mortgage, effect of, **84:7**
- Foreclosure, **84:3**
- Foreclosure by action
- Alternative remedies to foreclosure, above

OHIO PRACTICE—Cont'd

- Foreclosure sale
 - Generally, **84:42 et seq.**
 - Appraisal, **84:42**
 - Bids and purchases, **84:47**
 - “Junior lienholder” statute, **84:45**
 - Notice of sale, **84:43**
 - Payment of bid amount, **84:48**
 - Sale of property in parcels or en masse, **84:44**
 - Unsold for want of bidders, terms for property remaining, **84:46**
 - “Friendly” foreclosure, **84:19**
- Judgment entry/foreclosure decree
 - Attorney’s fees, **84:40**
 - Contents of foreclosure decree, **84:41**
- Judgment entry/foreclosure decree.
 - Foreclosure by action, above
- Jurisdiction. Foreclosure by action, above
- Lien of vendor, **84:14**
- Lis pendens, **84:38**
- Marshaling assets, **84:15**
- Parties, **84:30**
 - Foreclosure by action, above
- Pleadings
 - Generally, **84:33 et seq.**
 - Answer, **84:34**
 - Counterclaims, **84:37**
 - Defenses, **84:36**
 - Joinder of claims and remedies, **84:35**
 - Plaintiff’s complaint, **84:33**
- Pleadings. Foreclosure by action, above
- Priorities, **84:12**
- Private sale by owner, **84:17**
- Profits, **84:9**
- Protection of property and interests
 - Insurance on premises, **84:11**
 - Payment of taxes and assessments, **84:10**
- Receivership during foreclosure proceedings, **84:39**
- Recording of mortgages, **84:6**
- Relief from foreclosure judgment, **84:50**
- Remedies of purchasers, **84:52**
- Rents and profits, **84:9**
- Rights of purchaser
 - Possession of premises, **84:54**
 - Rents and profits, **84:55**

OHIO PRACTICE—Cont'd

- Rights of purchasers, **84:52**
 - Right to possession, **84:8**
 - Sale. Foreclosure by action, above
 - Separate suit
 - Guaranty, **84:16**
 - Note, **84:16**
 - Service of process
 - Generally, **84:24 et seq.**
 - Certified mail, **84:25**
 - Ordinary mail service, **84:28**
 - Personal service, **84:26**
 - Publication, service by, **84:29**
 - Residence service, **84:27**
 - Service of process. Foreclosure by action, above
 - Statute of limitations, **84:57**
 - Statutory right of redemption, **84:51**
 - Subject matter jurisdiction, **84:22**
 - Subrogation, equitable, **84:13**
 - Territorial jurisdiction, **84:21**
 - Title of purchasers, **84:52**
 - Vendor’s lien, **84:14**
 - Venue, **84:23**
- OID**
- Tax consequences of workouts, **56:34**
- O’MELVENY CASE**
- D’Oench, Duhme* doctrine, modern expansion of, **53:14, 53:15**
- OMITTED PARTIES**
- California practice (this index)
 - Title insurance, title risks in foreclosure proceedings, **48:26**
- ONE ACTION RULE**
- Judicial foreclosure, **18:2**
- ONE ACTION STATUTES**
- California practice (this index)
 - Confirmation of sale and deficiency judgments, **22:25**
 - Junior lender, foreclosure by, deficiency judgments, restrictions on, **29:36**
- ONE BORROWER, LOANS TO**
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:15**

INDEX

ONE-TIER TRANSACTIONS

Asset securitization and commercial mortgage-backed securities, special purpose entity (SPE/SPV), bankruptcy remoteness, **67:28**

OPEN LISTINGS

Construction law and practice, dealing with brokers, **70:202**

OPERATING AGREEMENTS

Construction Law and practice (this index)

OPERATING RULES

Tax consequences of workouts, **56:99**

OPINIONS

Appraisers, liability of, **50:5**

Asset securitization and commercial mortgage-backed securities, special purpose entity (SPE/SPV), bankruptcy remoteness, opinion letters, **67:54**

Attorneys and their roles. **Construction Law and practice** (this index)

Construction Law and practice (this index)

Environmental opinion letters, protections and remedies available to parties to sale, **61:71**

OPTIONS

Bankruptcy, election to assume or reject unexpired leases, anticipatory lease drafting strategies, **42:5**

Construction Law and practice (this index)

Devolution to mortgagee of landlord's obligations and liabilities, purchase options and rights of first refusal, **13:46**

Foreclosure (this index)

ORDERS TO SHOW CAUSE

Florida practice (this index)

ORDINARY COURSE OF BUSINESS

Bankruptcy (this index)

ORDINARY INCOME

Tax consequences of workouts, **56:31 to 56:34, 56:82**

ORDINARY MAIL SERVICE

Ohio practice, foreclosure by action, **84:28**

ORGANIZATION OF THIS TREATISE

Generally, **2:1**

Bankruptcy law (Part E), **2:5**

Construction law and practice (Part I), **2:9**

Foreclosure and other terminations of mortgages (Part D), **2:4**

Income tax consequences (Part G), **2:7**

Interim protection for lenders (Part C), **2:3**

Jurisdictional summaries (Part M), **2:11**

Miscellaneous rights and liabilities (Part H), **2:8**

Parts J, K, and L, **2:10**

Third party claims and liabilities (Part F), **2:6**

Workouts and other debtor-creditor relations (Part B), **2:2**

ORIGINAL NOTE

Production of, judicial foreclosure, evidence, **18:24**

OTS

Office Of Thrift Supervision (OTS) (this index)

OUTSIDE RESERVE FUNDS

REMIC (real estate mortgage investment company), asset test for qualification, asset securitization and commercial mortgage-backed securities, **67:111**

OVERCOLLATERALIZATION

Reducing risk of default, asset securitization and commercial mortgage-backed securities, **67:73**

OVERSECURED CREDITOR

Adjustment of debts of individuals, bankruptcy chapter 13, agreements entered into on or before Oct. 22, 1994, amount necessary to cure default, **35:118**

OVERSIGHT BOARD

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:6**

OWNER-OCCUPIED RESIDENCES

Modification of Mortgages on Owner-Occupied Residences (this Index)

PACKAGING

Construction law and practice, attorneys and their roles, documents, **70:46**

PARCELS OR BULK, SALE IN

Judicial foreclosure sale, **18:41**

Ohio practice, foreclosure by action, **84:44**

Preliminaries to nonjudicial foreclosure sale, **19:11**

Senior lender, duty of, rights of junior lenders upon foreclosure by senior lender, **29:26**

PARENT CORPORATIONS

Hazardous Waste, Liability For (this index)

PAROL EVIDENCE

Assumption of mortgage, **25:9**

Lend or extend loan, enforcement of oral agreement to, **8:37**

PARTIAL FORECLOSURE

California practice, foreclosure of personal property by different procedures, **74:198**

Installment (Partial) Foreclosure (this index)

PARTIALLY RECOURSE DEBT

Tax consequences of workouts, **56:129**

PARTICIPATION AGREEMENTS

Mortgages (this index)

PARTIES INVOLVED

Factors to be considered, **1:7**

PARTIES TO ACTION OR PROCEEDING

Arizona practice, necessary and proper parties, enforcement of mortgages, commencement of action, **73:20**

California practice (this index)

Florida practice, foreclosure by action and sale, **75:22**

Illinois practice, **77:11**

Judicial Foreclosure (this index)

Michigan practice (this index)

Ohio practice (this index)

PARTIES TO ACTION OR PROCEEDING—Cont'd

Omitted Parties (this index)

Standing (this index)

Waste (this index)

PARTNERSHIP

Adjustment of debts of individuals, bankruptcy chapter 13, debtors engaged in business, **35:14**

Arizona practice, liability of general partners, deficiency issues, mortgage foreclosure, **73:93**

Bankruptcy (this index)

Fraudulent conveyances and transfers, constructive fraud, actual intent need not be proved, **26:19**

Mortgages, transfer of mortgage by lender, **27:10**

Tax Consequences of Workouts (this index)

Tax Consequences To Borrowers, Investors, and Lenders (this index)

PASS-THROUGH, PAY THROUGH

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

PAYMENT

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

Arizona practice, defenses, **73:76**

Florida practice (this index)

Mortgages (this index)

Ohio practice, payment of bid amount, foreclosure by action, **84:48**

PAYMENT BONDS

Bonding Companies, Liability Of (this index)

PEACEABLE ENTRY

What constitutes, **57:29**

PENDENCY OF OTHER ACTION

Arizona practice, defenses, pendency of separate action on debt, **73:70**

PENDING LEGISLATION

Asset securitization and commercial mortgage-backed securities, **67:53**

INDEX

PENNSYLVANIA PRACTICE

- Generally, **85:1 et seq.**
- Action on mortgage debt, **85:8**
- Deficiency judgments, **85:15**
- Entry of judgment, procedure, **85:12**
- Equitable subrogation, **85:11**
- Foreclosure judgment, effect of, **85:7**
- Installment land contracts, **85:9**
- Mortgage foreclosure, **85:3**
 - Standing, **85:5**
 - Substitution of party, **85:6**
- Possession prior to and following sale, **85:14**
- Postponing, staying, and upsetting sale, **85:13**
- Recording, **85:2**
- Recoupment, **85:16**
- Residential mortgages, **85:10**
- Standing in mortgage foreclosure, **85:5**
- Statute of limitations, **85:4**
- Staying sale, **85:13**
- Substitution of party in mortgage foreclosure, **85:6**
- Upsetting sale, **85:13**

PENTHOUSE DECISION

- Liability of lender for controlling debtor and for other acts
 - Fraudulent misrepresentation, **8:11**

PERFECTION OF INTEREST OR LIEN

- Automatic perfection, revised article 9 and real property, sales of participation interests, **21:26**
- Bankruptcy** (this index)
- Fixtures** (this index)
- Mortgages** (this index)

PERFORMANCE BONDS

- Bonding Companies, Liability Of** (this index)

PERIODIC OPERATING REPORTS AND STATEMENTS

- Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:89**

PERMANENT LOANS

- Practical and Business Aspects** (this index)

PERMITS

- Environmental permits, transferring property subject to, **61:57**

PERSONAL GUARANTEE OF NONDEBTOR

- Bankruptcy, cash collateral orders, foreclosure, postpetition cash receipts, **36:48**

PERSONAL JURISDICTION

- Summary proceedings to obtain possession, **57:44**

PERSONAL PROPERTY

- Arizona practice, sales of personal property, notice of trustee's sale, **73:50**
- Redemption, reorganization under chapter 11 of bankruptcy code, farm business operating under chapter 11, **41:18**

PERSONAL SERVICE OF PROCESS

- Florida practice, **75:36**
- Ohio practice, foreclosure by action, **84:26**

PHASE I REPORTS

- Environmental consultants, environmental due diligence, **63:23**

PLAN

- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Reorganization Under Chapter 11 Of Bankruptcy Code** (this index)

PLANNERS

- Construction law and practice, parties, **70:24**

PLANNING

- Tax consequences of workouts, **56:48, 56:58**

PLANNING FEASIBILITY

- Construction Law and practice** (this index)

PLEADINGS

- Answer** (this index)
- Complaint** (this index)
- Counterclaim** (this index)
- Ohio practice** (this index)

PLEDGES

Arizona practice, pledge v assignment, receiverships and rents, issues, and profits, **73:83**

POLLUTION

Environmental Issues (this index)

POOLED TRANSACTIONS

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

PORT BOUGAINVILLE PROJECT

Breach of contract to lend, liability of lender for controlling debtor and for other acts, **8:30**

PORTFOLIO LOANS

Pooled transactions: commercial mortgage-backed securities (CMBS), **67:14**

POSSESSION

Affirmative defenses

Breach of implied warranty of habitability

Generally, **57:70**

Impact of breach, **57:73**

Limitation, tenant's duty to repair own damage, **57:74**

Procedure for using defense, **57:71**

Proof of breach, **57:72**

Repair and deduct alternative, **57:75**

Condominiums, defenses relating to, **57:85**

Eviction Process (this index)

Government housing, defenses applicable in

Definition of good cause, **57:79**

Good cause, **57:78, 57:79**

Procedure, **57:80**

Permissible issues, **57:69**

Rent control, defenses based on

Generally, **57:81**

Asserting defense, **57:84**

Challenges to rent control, **57:83**

Nature of rent control, **57:82**

Retaliatory eviction. **Eviction Process** (this index)

POSSESSION—Cont'd

Arizona practice, mortgagee in possession, receiverships and rents, issues, and profits, **73:88**

Breach of implied warranty of habitability. Affirmative defenses, above

California practice (this index)

Common law remedies to obtain possession

Generally, **57:23**

Ejectment (this index)

Self-help

Generally, **57:27**

Disfavored tactic, **57:33**

Distress remedy of landlord, **57:32**

Forcible entry, lease provisions providing for, **57:30**

Historical background, **57:28**

Peaceable entry, what constitutes, **57:29**

Wrongful self-help, tenant's remedies for, **57:31**

Condominiums, affirmative defenses relating to, **57:85**

Construction law and practice, obtaining possession, **69:11**

Default (this index)

Defenses

Affirmative defenses, above

Delay, devices for, **57:67**

Jurisdiction, lack of, **57:68**

Ejectment (this index)

Eviction Process (this index)

Foreclosure, obtaining possession of property following

Generally, **57:86**

Florida practice, **75:56**

Judicial Foreclosure (this index)

Purchaser at foreclosure, **57:87**

Summary proceedings following foreclosure. **Summary Proceedings To Obtain Possession** (this index)

To Obtain Possession (this index)

Georgia practice (this index)

Government housing. Affirmative defenses, above

Illinois practice (this index)

Iowa practice, recovery of possession, **78:13**

Judicial Foreclosure (this index)

INDEX

POSSESSION—Cont'd

- Leasehold interests. Rights to possession, below
- Michigan practice, **80:64**
- Nature of problem, **57:1**
- Obtaining possession of real property, generally, **57:1 to 57:120**
- Ohio practice** (this index)
- Organization of this chapter, **57:2**
- Proof of breach of implied warranty of habitability, **57:72**
- Remedies to obtain possession
 - Choosing a remedy, **57:26**
 - Common law remedies to obtain possession, above
 - Overview of, **57:23 to 57:26**
 - Summary Proceedings To Obtain Possession** (this index)
- Rent control. Affirmative defenses, above
- Repair and deduct alternative, affirmative defenses, breach of implied warranty of habitability, **57:75**
- Rights to possession
 - Generally, **57:3**
 - Conclusion, **57:10**
 - Estates in fee, **57:4**
 - Leasehold interests
 - Generally, **57:5**
 - Duration and creation of leasehold, **57:6**
 - Termination of right to possession, below
 - Miscellaneous possessory interests, **57:9**
 - Termination of right to possession, below
 - Transfer of right to possession, below
- Self-help. Common law remedies to obtain possession, above
- Summary Proceedings To Obtain Possession** (this index)
- Termination of right to possession
 - Generally, **57:11**
 - Conclusion, **57:22**
 - Fee, termination of, **57:12**
 - Leasehold, termination of
 - Generally, **57:13**
 - Abandonment and surrender, **57:19**

POSSESSION—Cont'd

- Termination of right to possession—Cont'd
 - Leasehold, termination of—Cont'd
 - Constructional rules and doctrines to avoid forfeiture, **57:17**
 - Default by landlord, **57:18**
 - Default by tenant, **57:16**
 - Expiration of time, **57:14**
 - Foreclosure of mortgage, **57:20**
 - Miscellaneous terminations, **57:21**
 - Written notice, **57:15**
- Transfer of right to possession
 - Involuntary transfers of ownership, **57:8**
 - Voluntary transfers of ownership, **57:7**
- Workout, possession of property during, construction mortgage loans, **6:6**

POSTPONEMENT

- Arizona practice, continuance of trustee's sale, **73:60**
- Arizona practice** (this index)
- California practice** (this index)
- Nonjudicial foreclosure, **19:16**

PRACTICAL AND BUSINESS ASPECTS

- Construction loans
 - Anticipating problems
 - Early detection, importance of, **5:6**
 - Identifying specific problems and solutions, **5:8**
 - Marketplace changes, **5:9**
 - Sources of information, **5:7**
 - Special consideration, protecting permanent loan take-out, **5:10**
- Implementing workout
 - Generally, **5:14**
 - Alternate plans, consideration of, **5:18**
 - Assign, getting rights to, **5:17**
 - Mortgagee in possession, becoming, **5:20**
 - Nominees, use of, **5:19**
 - Timing, importance of, **5:16**
 - Up-to-the-minute facts, getting, **5:15**
- Planning workout
 - Generally, **5:11**

PRACTICAL AND BUSINESS

ASPECTS—Cont'd

Construction loans—Cont'd
 Planning workout—Cont'd
 Bargaining with trade creditors,
 5:13
 Subcontracts and cost to complete,
 checking, **5:12**

Income tax aspects
 Generally, **5:25**
 Calculation of tax consequences, an
 example, **5:27**
 Hypothetical facts, an example, **5:26**
 Limited partners, **5:30**
 Miscellaneous consequences, an
 example, **5:28**
 Negotiating tax deals, **5:29**

Loans
 Anticipation and management of
 problem loans
 Generally, **5:1**
 Adequate staffing essential, **5:2**
 Construction loans, above
 Good faith, summary of advice for
 borrowers, **5:32**
 Permanent loans, below
 Securing lender's cooperation, **5:33**
 Mortgage lenders
 Bankruptcy laws affecting
 Generally, **5:21**
 Aggressive representation in bank-
 ruptcy, importance of, **5:24**
 Bias against mortgage lenders, **5:22**
 Tendency to disregard mortgage
 lenders' interests, **5:23**
 Summary of advice for, **5:31**
 Permanent loans
 Field monitoring, importance of, **5:3**
 Mortgage modification
 Assessing request, **5:4**
 Exchange, getting something in,
 5:5

PRE-CLOSED LOAN

Construction Law and practice (this
 index)

PREEMPTION

Bankruptcy code, preemption of reme-
 dies other than under, violation of
 automatic stay, **31:45**

PREEMPTION—Cont'd

Consumer Financial Protection Bureau
 (CFPB), Federal preemption of
 State consumer protections and
 prerequisites to foreclosure, **20:2**
D'Oench, Duhme common law doctrine,
 preemption by 12 USCA § 1823(e),
53:16
 Usury laws of states, **30:11**

PREFERENCES

Bankruptcy (this index)
 Distinction between fraudulent transfers
 and, **26:12**
 Insider transfers, preferential, **26:12**
 Workouts, preference paid to outsider
 with insider guarantees, actions by
 lender to improve position prior to
 bankruptcy of borrower-debtor,
3:22

PREPAYMENT

Mortgages (this index)

PREPRINTED FORMS

Construction Law and practice (this
 index)

PRESERVING VALUE

After default and before foreclosure,
13:1

PRICE

Consideration (this index)
Construction Law and practice (this
 index)
 Environmental issues, purchase and sale
 of property, price adjustments,
 protections and remedies available
 in transactions involving property
 with potential environmental
 liability, **61:67**
 Tax consequences of workouts, **56:5**

PRIOR DEFAULTS

Bonding companies, liability of, actions
 on performance bonds, **47:31**
 Devolution to mortgagee of landlord's
 obligations and liabilities, **13:47**

PRIORITIES AMONG LIEN

CLAIMANTS

Adjustment of debts of individuals,
 bankruptcy chapter 13, **35:87**

INDEX

PRIORITIES AMONG LIEN

CLAIMANTS—Cont'd

After-acquired property clauses, **46:29**

After-acquired title, real property recording acts, chain of title problems, **46:21**

Bankruptcy (this index)

California practice (this index)

Chain of title problems. Real property recording acts, below

Classification of lender-creditor rights by liens and priorities, **46:1**

Construction law and practice, lien priority, pre-closed loan, **70:120**

Default (this index)

Determination of priorities, **46:2**

Effect of foreclosure, **46:3**

Federal tax liens

Generally, **46:46**

Easing of debt rules, **46:54**

Establishment of, **46:47**

Priority for funds disbursed by secured lenders after tax lien filing

Generally, **46:50**

Advances made under real property construction or improvement financing, **46:52**

45 day grace period under 26 USCA § 6323(d), **46:51**

Priority for lien interests arising before filing of tax lien, **46:48**

Termination of federal tax liens through mortgage foreclosure, **46:53**

Financial Institutions Reform, Recovery and Enforcement Act, litigation powers, **64:33**

Fixtures (this index)

Florida practice (this index)

Future advances

Generally, **46:30**

Construction lenders, special problems of, **46:33**

Notice required to defeat lender's claim to priority for optional advance, **46:32**

Optional and obligatory advances, **46:31**

PRIORITIES AMONG LIEN

CLAIMANTS—Cont'd

Good faith purchasers. Real property recording acts, below

Installment Land Contracts (this index)

Judgment liens, priority of

Creation of judgment liens, **46:59**

Priority, **46:60**

Judicial foreclosure, determining priorities, **18:33**

Junior Lenders and Lienholders (this index)

Lis pendens, effect of filing, **46:61**

Local tax and other statutory liens

Generally, **46:55**

Bankruptcy (this index)

Mechanics' and materialmen's liens

Generally, **46:34**

Determination of priority

Generally, **46:37**

Date of attachment of lien, **46:38**

Limits on amount of lien, **46:36**

Owner's and lender's protection against mechanics' liens

Generally, **46:39**

Bonds and guarantees, **46:41**

Control of disbursements, **46:40**

Lien waivers and no-lien clauses, **46:42**

Title insurance, **46:43**

Parties with lien, **46:35**

Relation back, real property recording acts, interests and conveyances outside acts, **46:10**

Stop notices, **46:44**

Modification or replacement of senior mortgage, priority after, **46:77**

Mortgages (this index)

Notes secured by same mortgage, priority of, **46:62**

Ohio practice, **84:12**

Purchase money mortgages, priority of, **46:27**

Real property recording acts

Generally, **46:4**

Arizona practice, **73:3**

Bona fide purchasers

Lack of notice, **46:14**

Payment of value, **46:13**

PRIORITIES AMONG LIEN

CLAIMANTS—Cont'd

- Real property recording acts—Cont'd
 - Chain of title problems
 - Generally, **46:18**
 - After-acquired title, **46:21**
 - Collateral documents, references in, **46:22**
 - Estoppel by deed, **46:21**
 - Late recorded deed, **46:20**
 - Wild deeds, **46:19**
 - Good faith purchasers. Bona fide purchasers, above in this group
 - Interests and conveyances outside acts
 - Interests protected without recording, **46:9**
 - Mechanics' liens, relation back, **46:10**
 - Other places, records in, **46:11**
 - Recordable interests, **46:8**
 - Interpretation of, **46:6**
 - Notice and notice-Race acts, **46:5**
 - Race Type Act, **46:5, 46:7**
 - Reliability of search, **46:12**
 - Searching title
 - Generally, **46:15**
 - Name indexes, grantor and grantee, **46:17**
 - Official tract indexes, **46:16**
 - Search in private title plants, **46:23**
 - Statutory clearing of title
 - Curative acts, **46:24**
 - Marketable title acts, **46:25**
 - Torrens system, **46:26**
 - Recording acts. Real property recording acts, above
 - Revised article 9 and real property, governing law, **21:31**
 - Simultaneous recording, **46:64**
 - Subordination, change in priority through, **46:63**
 - Subrogation, retention of lien priority and rights through
 - Generally, **46:65**
 - Bibliography, **46:76**
 - Contribution and indemnity, right to, **46:75**
 - Exclusion of volunteers from subrogation, **46:66**

PRIORITIES AMONG LIEN

CLAIMANTS—Cont'd

- Subrogation, retention of lien priority and rights through—Cont'd
 - Requirements for subrogation
 - Generally, **46:67**
 - Entire obligation, payment of, **46:68**
 - Extent and limits on subrogation, **46:70**
 - Knowledge of intervening lien, **46:69**
 - Purchasers of encumbered property, **46:73**
 - Right of surety or insurer to subrogation, **46:72**
 - Standby letter of credit, **46:71**
 - Waiver of subrogation rights, **46:74**
 - Vendor's liens, **46:28**
 - Workouts, mechanics' liens, construction mortgage loans, **6:12**

PRIOR MORTGAGES

- Construction law and practice, purchase money financing, common concerns, **70:68**

PRIVATE SALE BY OWNER

- Ohio practice, alternative remedies to foreclosure, **84:17**

PROCEEDS FROM SALE

- Surplus proceeds, **19:19**

PROCEEDS OF SALE

- Arizona practice, deeds of trust, **73:56**
- California practice, nonjudicial foreclosure, **74:169**
- Judicial foreclosure sale, **18:49**
- New York practice, judicial foreclosure, **82:64**
- North Carolina, distribution of proceeds, **83:83**
- Revised article 9 and real property
 - Change in scope and description of collateral, **21:10**
 - Disposition of proceeds of sale by junior creditors, **21:64**

PROCESS

- Service Of Process** (this index)

INDEX

PROCURING CAUSE

Brokers, dealing with, construction law and practice, **70:195**

PRODUCTION

Construction Law and practice (this index)

PROJECT CHRONOLOGY

Construction Law and practice (this index)

PROJECT CONDITION

Construction Law and practice (this index)

PROJECT DESIGN

Construction law and practice, project chronology, planning feasibility, **70:6**

PROJECT ECONOMICS

Construction Law and practice (this index)

PROJECT INFORMATION

Construction law and practice, brokers, dealing with, controlling relationship, **70:189**

PROJECT SALE

Construction law and practice, completion, **70:21**

PROMISSORY ESTOPPEL

Foreclosure in California practice, **74:177**

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

PROMISSORY NOTES

Action on note

California practice (this index)

Default, remedies of lender upon default, **13:7**

Ohio practice, **84:16**

Options as to remedies, foreclosure, **15:2**

Revised article 9 and real property, default and remedies, **21:50**

Statutes of limitation, **17:5**

Construction law and practice, construction loan documents, **70:111**

Mortgages (this index)

PROMISSORY NOTES—Cont'd

Priority of notes secured by same mortgage, **46:62**

Revised Article 9 and Real Property (this index)

PRONOUNS

Construction law and practice, attorneys and their roles, documents, **70:42**

PROPERTY SERVICER

Asset securitization and commercial mortgage-backed securities, **67:62**

PROPERTY TAXES

Adjustment of debts of individuals, bankruptcy chapter 13, automatic stay, exception for postpetition property taxes, **35:33**

New York practice, acceleration, diluted, **82:19**

PROPRIETARY INTEREST

Construction law and practice, land acquisition, preprinted forms, **70:57**

PRO RATA DISTRIBUTION

California practice, stop notices, **74:240**

PRORATIONS

Construction Law and practice (this index)

PROTECTIVE BID

Surety's arrangement for, performance bonds, **47:22**

PROTECTIVE CLAUSES

Bankruptcy, anticipatory lease drafting strategies, **42:10**

PROXIMATE CAUSE

Racketeer Influenced and Corrupt Organizations Act (RICO), **9:12**

PUBLICATION, SERVICE BY

Arizona practice, **73:46**

Michigan practice, **80:27**

North Carolina, nonjudicial foreclosure, **83:64**

PUBLIC WORKS

California practice, remedies available, mechanics' liens, **74:242**

PURCHASE MONEY MORTGAGES

- Arizona practice, **73:5**
- California practice** (this index)
- Florida practice, foreclosure by action and sale, priority of interests, **75:25**
- Junior Lenders and Lienholders** (this index)
- Priorities among lien claimants, **46:27**

PURCHASE MONEY SECURITY INTEREST

- Construction Law and practice** (this index)
- Fixtures** (this index)

PURCHASE OPTIONS AND RIGHTS OF FIRST REFUSAL

- Devolution to mortgagee of landlord's obligations and liabilities, default, **13:46**

QUALIFICATION FOR PURCHASE PRICE REDUCTION

- Tax consequences of workouts, **56:5**

QUALIFICATIONS OF TRUSTEE

- Arizona practice, deeds of trust, **73:11**

QUALIFIED REAL PROPERTY BUSINESS INDEBTEDNESS

- Tax Consequences of Workouts** (this index)

QUALIFIED THRIFT LENDER

- Financial Institutions Reform, Recovery and Enforcement Act, **64:19**

QUASI IN REM PROCEEDING

- Foreclosure as, federal courts, execution sales and foreclosures, **24:4**

QUI TAM ACTIONS

- Generally, **52:28 et seq.**

RACE TYPE ACT

- Priorities among lien claimants, real property recording acts, **46:5, 46:7**

RACKETEER INFLUENCED AND CORRUPT ORGANIZATIONS ACT (RICO)

- Generally, **9:1**
- Association-in-fact, **9:10**
- Civil remedies, **9:24**
- Conspiracy, **9:19**

RACKETEER INFLUENCED AND CORRUPT ORGANIZATIONS ACT (RICO)—Cont'd

- Criminal, **9:3**
- Damages, **9:14**
- Defendant
 - Enterprise vs., **9:16**
 - Subsection 1962(c) requirement of participation in operation or management of enterprise, **9:17**
- Employer, vicarious liability, **9:20 to 9:22**
- Enterprise
 - Defendant vs., **9:16**
 - Definition, **9:9, 9:10**
 - Prohibited activities involving, **9:8**
- Florida practice, **75:13**
- Foreign commerce, **9:23**
- Fraud, **9:25, 52:27**
- Interstate commerce, **9:23**
- Liability Of Lender For Controlling Debtor and For Other Acts** (this index)
- Mail fraud, **9:25**
- Overview, **9:2**
- Persons liable
 - Under § 1962, **9:15, 9:16**
 - Under § 1962(a), **9:18**
 - Under § 1962(b), **9:18**
 - Under § 1962(d), **9:19**
- Plaintiffs
 - Generally, **9:11, 9:12**
 - Objective and general agency background, **9:20**
- Predicate acts, **9:5**
- Private civil action, **9:4 to 9:25**
- Prohibited activities, **9:7, 9:8**
- Proximate cause, **9:12**
- Racketeering activity, **9:5, 9:6**
- § 1962
 - (A)
 - Persons liable, **9:18**
 - (B)
 - Persons liable, **9:18**
 - (D)
 - Persons liable, **9:19**
 - (C)
 - Vicarious liability, **9:21**

INDEX

RACKETEER INFLUENCED AND CORRUPT ORGANIZATIONS ACT (RICO)—Cont'd

§ 1962—Cont'd

(A)

Vicarious liability, **9:22**

(B)

Vicarious liability, **9:22**

(D)

Vicarious liability, **9:22**

Persons liable for prohibited activities
under, **9:15, 9:16**

Prohibited activities under, **9:7, 9:15**

Standing, **9:11 to 9:13**

State anti-racketeering laws, **9:26**

Vicarious liability, **9:20 to 9:22**

Wire fraud, **9:25**

RACKETEERING INJUNCTIONS

Arizona practice, defenses, **73:75**

RADON

Environmental issues, disclosure obligations of seller, **61:43**

RANCHES

Farms and Ranches (this index)

RATING AGENCIES

Asset securitization and commercial mortgage-backed securities, **67:26**

Importance of, **68:4**

Mortgage-backed securitization litigation

Actions against rating agencies, **66:18**

Fraud and other grounds, actions based on, **66:19**

Mortgage-backed securitization litigation May 2008, actions against rating agencies, **66:18**

RAW LAND

Construction law and practice, purchase money financing, **70:65**

REAFFIRMATION AGREEMENTS

Adjustment of debts of individuals, bankruptcy chapter 13, discharge, **35:101**

REAL DEFENSES

D'Oench, Duhme Doctrine (this index)

REAL ESTATE OBTAINED BY LENDER FROM MORTGAGOR (REO)

Construction law and practice, **69:12**

REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA)

Generally, **52:40**

Residential mortgage lending after FIR-
REA, regulation of, application, **65:6**

REAL PROPERTY TAXES

Property Taxes (this index)

REASSESSMENT

Environmental issues, protections and remedies available in transactions involving property with potential environmental liability, **61:68**

RECAPTURE

Tax consequences of workouts, **56:82**

RECEIPTS

Construction law and practice, disposition, contracts for, prorations, **70:154**

RECEIVERSHIP

Arizona practice (this index)

Bankruptcy (this index)

California practice (this index)

Default

Generally, **13:35**

Alternatives to appointment of receiver, **13:38**

Federal authorities as receivers

Generally, **13:98**

Financial institution, failure of
12 USCA § 1823(e), Congress
codifies basic *D'Oench*
principle, **13:102**

Generally, **13:100**

D'Oench doctrine, **13:101,**
13:102

Statutory basis for receivers, **13:99**

Federal court, appointment in, **13:37**

One action states, **13:40**

Payment for leasing expenses, **13:41**

RECEIVERSHIP—Cont'd

- Default—Cont'd
 - Remedies of lender upon default
 - Receiver, appointment of
 - Ability to have receiver appointed, **13:13**
 - Advantages and disadvantages, **13:14**
 - Rents, application of, **13:39**
 - State court, appointment in, **13:36**
- Federal Courts** (this index)
- Florida practice, foreclosure practice and procedure, trial procedure, **75:47**
- Foreclosure, bars to, **17:22**
- Georgia practice** (this index)
- Iowa practice, **78:18**
- Judicial Foreclosure** (this index)
- Massachusetts practice, assignment of rents and profits clauses, **79:11**
- Michigan practice** (this index)
- Mortgages, priority, competing claims for, **27:59**
- New York practice, judicial foreclosure, **82:69**
- Nonjudicial Foreclosure** (this index)
- Ohio practice, foreclosure proceedings, **84:39**
- Turnover of property from court-appointed receiver to trustee in bankruptcy. **Bankruptcy** (this index)

RECIPROCAL EASEMENT AGREEMENTS

- Construction law and practice, land acquisition, **70:62**

RECITALS IN TRUSTEES' DEEDS

- California practice, nonjudicial foreclosure, **74:167**

RECORDING

- Arizona practice, **73:3**
- California practice** (this index)
- Deeds in lieu of foreclosure, risks to lender, unrecorded liens, **11:6**
- Junior Lenders and Lienholders** (this index)
- Mortgages** (this index)
- Ohio practice** (this index)
- Priorities Among Lien Claimants** (this index)

RECORD REVIEW

- Environmental due diligence: guide to liability risk management, ASTM standards, environmental site assessment, **63:7**

RECOURSE DEBT

- Tax Consequences of Workouts** (this index)
- Tax Consequences To Borrowers, Investors, and Lenders** (this index)

RECOURSE FINANCING

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)

REDEMPTION

- Generally, **23:1**
- Arizona practice** (this index)
- California practice** (this index)
- Confirmation of sale and deficiency judgments, appraisal statutes, **22:13**
- Confirmation Of Sale and Deficiency Judgments** (this index)
- Default, FDIC/RTC, rights of, failed institution as tenant, policies on foreclosure consent and redemption, **13:43**
- Florida practice, foreclosure sale procedures, **75:54**
- Foreclosing equity of redemption: foreclosure, **23:2**
- Georgia practice, after default and prior to foreclosure, **76:13**
- Illinois practice** (this index)
- Iowa practice** (this index)
- Judicial foreclosure, statutory redemption, **18:53**
- Junior Lenders and Lienholders** (this index)
- Michigan practice** (this index)
- New York practice, tender distinguished from redemption, **82:12**
- Ohio practice, **84:51**
- Parties entitled to redeem
 - After foreclosure sale, **23:8**
 - Before foreclosure sale, **23:7**
- Requirements for redemption and effects
 - After foreclosure, **23:10**
 - Before foreclosure, **23:9**

INDEX

REDEMPTION—Cont'd

- Sale price, redemption right based on, **23:5**
- Servicemembers Civil Relief Act, **23:11**
- Statutory delay of foreclosure sale, **23:4**
- Statutory redemption, **23:3**
- Time period to redeem after sale, **23:6**
- Workouts, construction mortgage loans, third party rights, **6:16**

REFEREE

- New York practice, judicial foreclosure, **82:52**

REFINANCING

- California practice (this index)

REFORMATION OF DEED

- Georgia practice, **76:27**

REGULATION Z

- Residential mortgage lending after FIRREA, Truth-In-Lending Act, **65:10**

REGULATORS

- Construction law and practice, parties, **70:27**

REINSTATEMENT

- Arizona practice, **73:51**
- Avoidance of foreclosure by, **17:8**
- California practice (this index)
- Florida practice, **75:7**
- Illinois practice, **77:5**
- Junior lenders and lienholders, foreclosure by senior lender, rights of junior lenders upon, **29:24**

REJECTION OF CONTRACTS AND LEASES

- Bankruptcy (this index)

RELATED PERSON

- Tax Consequences of Workouts (this index)

RELEASE

- Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)
- Bonding companies, liability of, release of contractor
 - Actions on performance bonds, **47:33**
 - California practice (this index)

RELEASE—Cont'd

- Junior lenders and lienholders, release and replacement of senior mortgage, **29:41**
- Wrongful release by original mortgagee, conflicting assignments, third party rights and effect of recording, **27:79**

RELIABILITY OF SEARCH

- Real property recording acts, priorities among lien claimants, **46:12**

RELIANCE

- Bankruptcy (this index)

REMIC (REAL ESTATE MORTGAGE INVESTMENT COMPANY)

- Asset Securitization and Commercial Mortgage-Backed Securities (this index)

RENT CONTROL

- Summary proceedings to obtain possession, foreclosure, summary proceedings following, contested actions, **57:95**

RENTS

- Arizona practice (this index)
- Assignments (this index)
- Bankruptcy (this index)
- California practice (this index)
- Default, remedies of lender upon.
 - Default (this index)
- Georgia practice (this index)
- Judicial foreclosure, rights to rents after default, **13:28**
- Junior lenders and lienholders, rents as additional security, senior or junior lienholders taking possession of, **29:17**
- Ohio practice (this index)

REO

- Construction law and practice, **69:12**
- Management and Disposition Of Real Estate Owned (REO) (this index)

REORGANIZATION UNDER CHAPTER 11 OF BANKRUPTCY CODE

- Generally, **32:1, 32:5**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Adequate protection
 - Foreclosure, immediate issues in bankruptcy reorganization, automatic stay and incomplete foreclosure, **36:35**
 - Operating farm business under chapter 11, sale, use, or lease of property of estate, cash collateral and adequate protection, **41:20**
- Overview, **31:70**
- Powers granted under chapter 11, **34:14**
- Relief from automatic stay, moving for, grounds for relief
 - Cause, relief due to
 - Interpretation of adequate protection, valuation of property in bankruptcy, **34:47**
 - Purpose of adequate protection, valuation of property in bankruptcy, **34:46**
 - Hard collateral, adequate protection of, **34:49**
- Requirements of, **31:70**
- Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
- Appointment of trustee, **31:67**
- Automatic stay
 - Powers granted under chapter 11, **34:9**
 - Relief from automatic stay, moving for, below
 - Single asset real estate cases, **34:5**
- Avoiding powers of trustee or debtor in possession, **31:68**
- Background, **34:2**
- Background and ostensible purpose of bankruptcy code
 - Generally, **34:3**
 - Bankruptcy Reform Act of 1994
 - Automatic stay in single asset real estate cases, **34:5**
 - Rejected lease, right of nondebtor lessee, **34:7**
 - Rents, security interest in, **34:4**
 - Chapter 7 and chapter 11, **34:8**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, **32:56**
- Cash collateral, obtaining an interest in
 - Motions, **34:43**
 - Perfection of assignment of rents, **34:41**
 - Value of cash and prepetition hoarding, **34:42**
- Choice of Chapter 7, 11, 12, or 13, **32:4**
- Classification. Voting and classification, below
- Conclusion, **34:89**
- Confirmation
 - Cram down provisions, **31:75**
 - Effect of, **31:76**
 - Generally, **34:63**
 - Altering secured claims
 - Generally, **34:71**
 - Lien stripping, **34:72**
 - Discharge, **34:63**
 - Due process and lack of notice, **34:66**
 - Forcing creditor to participate in bankruptcy, **34:65**
 - Lien
 - Effect on, **34:64**
 - Must be provided for in plan, **34:69**
 - Plan does not expressly provide for lien, **34:70**
 - Res judicata effect of confirmation, **34:67**
 - Res judicata effect of plan provisions contrary to applicable law, **34:68**
 - Requirements for, **34:62**
 - Control of debtor over property, limiting
 - Appointment of trustee or examiner, **34:39**
 - Involuntary chapter 7 or 11, **34:40**
 - Control of system by whom, **34:16**
 - Conversion from Chapter 11 to Chapter 7, **32:11 to 32:34**
 - Cram down, secured creditors in chapter 11
 - Generally, **37:1**

INDEX

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Cram down, secured creditors in chapter 11—Cont'd
 - Arrangements under 11 USCA § 1129(b)(2)(A)(i)
 - Deferred payment arrangement, **37:20**
 - Income bond arrangement, **37:22**
 - Negative amortization arrangement, **37:21**
 - Arrangements under 11 USCA § 1129(b)(2)(A)(iii)
 - Collateral payment arrangement, **37:26**
 - Collateral substitution arrangement, **37:24**
 - Debtor securities substitution arrangement, **37:27**
 - Full accrual arrangement, **37:25**
 - Arrangement under 11 USCA § 1129(b)(2)(A)(ii), collateral sale arrangement, **37:23**
 - Deferred payments, explicit requirements of fair and equitable under 11 USCA § 1129(b)(1)
 - Generally, **37:5**
 - Full interest payments and principal stretch-out, **37:6 to 37:8**
 - Period of stretch-out, **37:7**
 - Protective covenants, full interest payments and principal stretch-out, **37:8**
 - Rate of interest, full interest payments and principal stretch-out, **37:6**
 - Discrimination, no unfair discrimination under 11 USCA § 1129(b)(1)
 - Generally, **37:2, 37:18**
 - Fair and equitable, implicit requirements, **37:19**
 - Explicit requirements of fair and equitable under 11 USCA § 1129(b)(1)
 - Generally, **37:4**
 - Deferred payments, above in this group
 - Income bond arrangement, **37:10**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Cram down, secured creditors in chapter 11—Cont'd
 - Explicit requirements of fair and equitable under 11 USCA § 1129(b)(1)—Cont'd
 - Negative amortization arrangement, **37:9**
 - Sale of collateral, below
 - Implicit requirements of fair and equitable under 11 USCA § 1129(b)(1), **37:3**
 - Sale of collateral, 11 USCA § 1129(b)(2)(A)(iii), fair and equitable requirements under 11 USCA § 1129(b)(1)
 - Collateral payment arrangement, **37:15**
 - Collateral sale arrangement, **37:11**
 - Collateral substitution arrangement, **37:13**
 - Debtor securities substitution arrangement, **37:16**
 - Full accrual arrangement, **37:14**
 - Indubitable equivalent, **37:12**
- Summary and conclusion
 - Generally, **37:17**
 - Collateral payment arrangement, **37:26**
 - Collateral sale arrangement, **37:23**
 - Collateral substitution arrangement, **37:24**
 - Debtor securities substitution arrangement, **37:27**
 - Deferred payment arrangement, **37:20**
 - Fair and equitable, **37:19**
 - Full accrual arrangement, **37:25**
 - Income bond arrangement, **37:22**
 - Negative amortization arrangement, **37:21**
 - No unfair discrimination, **37:18**
- Cram down issues, generally, **4:13 et seq.**
- Cram down plans, variations, and alternatives
 - Alternative: prepackaged plans, **34:87**
 - Cram down, generally, **34:74**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Cram down plans, variations, and alternatives—Cont'd
 - Election, 11 USCA § 1111(b)(2), **34:83**
 - Feasibility requirements, **34:84**
 - Final words on cram down, **34:86**
 - LaSalle* case. Survival of new value exception, below in this group
 - New value exception to absolute priority rule
 - Generally, **34:75**
 - Survival of new value exception, below in this group
 - Purchasing claims to block confirmation and avoid cram down, **34:85**
 - Survival of new value exception
 - Bankruptcy review commission proposals, **34:82**
 - Future of new value, **34:79**
 - LaSalle* case
 - Generally, **34:76**
 - Analysis of, **34:78**
 - Background of, **34:77**
 - Conclusion on, **34:81**
 - Status on remand, **34:80**
 - Unsuccessful attempt to cram down secured creditor, example, **34:74**
 - Debtor-in-possession (DIP) financing, **34:88**
 - Debtors' right of conversion to Chapter 7, **32:13**
 - Debtor use of assets, powers granted under chapter 11, **34:14**
 - Deferred payments. Cram down, secured creditors in chapter 11, above
 - DePrizio* case, **34:6**
 - Discharge, effect of confirmation, **34:63**
 - Discrimination. Cram down, secured creditors in chapter 11, above
 - Dismissal or conversion to chapter 7, moving for
 - Relief from automatic stay, moving for
 - Bad faith, case filed in, **34:51**
 - Unconfirmable plan or other grounds for dismissal, **34:52**
 - Economic benefits to debtor, **34:15**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Executory contracts and unexpired leases
 - Generally, **31:69**
 - Farm business, operating under chapter 11, below
- Exemptions, **32:55 to 32:58**
- Failure to carry out plan, effect of, **31:77**
- Farm business, operating under chapter 11
 - Generally, **41:15**
 - Executory contracts and unexpired leases
 - Generally, **41:23**
 - Assumption or rejection of farm leases, **41:24**
 - Installment land contracts (contract for deeds), **41:25**
 - Financing under chapter 11, **41:22**
 - Redemption in chapter 11
 - Generally, **41:16**
 - Personal property redemption, **41:18**
 - Real property redemption, **41:17**
 - Sale, use, or lease of property of estate
 - Generally, **41:19**
 - Cash collateral and adequate protection, **41:20**
 - Restrictions on sales and leases, **41:21**
- Fraudulent transfers, powers granted under chapter 11, **34:12**
- General overview of bankruptcy process
 - Confirmation of plan, obtaining, **34:28**
 - Consensus for plan, reaching, **34:28**
 - Emerging from bankruptcy, **34:29**
 - Exclusive period: developing plan of reorganization
 - Classification of claims, **34:27**
 - Proof of claim, **34:25**
 - Separation of debt onto secured and unsecured claims, **34:26**
 - Term of exclusive period, **34:24**
 - Filing petitions, early motions, and responses
 - Generally, **34:17**

INDEX

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- General overview of bankruptcy process—Cont'd
 - Filing petitions, early motions, and responses—Cont'd
 - Assignment of rents and use of cash collateral, **34:18**
 - Jurisdiction and venue, **34:19**
 - Relief from automatic stay
 - 11 USCA § 362(d), **34:20**
 - 11 USCA § 362(d)(3) as single asset real estate, **34:21**
 - Involuntary petitions, **34:23**
 - Reorganization by debtor or trustee, **34:22**
 - Homestead exemption, Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, **32:56**
 - LaSalle* case. Cram down plans, variations, and alternatives, above
 - Lien stripping
 - Generally, **4:10**
 - Claim secured by security interest in debtor's principal residence, **4:11**
 - Confirmation, altering secured claims, **34:72**
 - Listing and notifying creditors, **31:66**
 - Listing of property, **31:66**
 - Meeting of creditors, **31:66**
 - New value exception to absolute priority rule. Cram down plans, variations, and alternatives, above
 - Plan
 - Disclosure statement and plan, **34:54**
 - Who can file, **34:53**
 - Powers granted under chapter 11
 - Adequate protection, **34:14**
 - Automatic stay, **34:9**
 - Debtor use of assets, **34:14**
 - Fraudulent transfers, **34:12**
 - Preferential transfers and fraudulent transfers, **34:10**
 - Rejection of unexpired leases and executory contracts, **34:13**
 - Subordination on equitable grounds, 11 USCA § 510(c), **34:11**
 - Preferential transfers and fraudulent transfers, powers granted under chapter 11, **34:10**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Preparation of plan of reorganization, **31:72**
- Purpose of chapter 11, **31:65**
- Qualifications for filing, **31:64**
- Redemption
 - Farm business, operating under chapter 11, above
 - Personal property, generally, **32:104**
- Rejection of unexpired leases and executory contracts, powers granted under chapter 11, **34:13**
- Relationship to other book chapters, **34:1**
- Relief from automatic stay, moving for
 - Generally, **31:70**
 - Dismissal or conversion to chapter 7, moving for, above
- Grounds for relief
 - Generally, **34:44**
 - Adequate protection, above
 - Cause, relief due to
 - Generally, **34:45**
 - Interpretation of adequate protection, valuation of property in bankruptcy, **34:47**
 - Purpose of adequate protection, valuation of property in bankruptcy, **34:46**
 - Valuation of property in bankruptcy, **34:46, 34:47**
 - Hard collateral, adequate protection of, **34:49**
 - No equity, relief due to, and property unnecessary for reorganization, **34:50**
- Res judicata. Confirmation, above
- Sale of mortgaged property during reorganization, **31:71**
- Section 363(b), **33:3**
- Secured creditors
 - Assessing property's value, understanding secured creditors' options
 - Generally, **34:33**
 - Approaches to valuation in bankruptcy
 - After *Rash* case, **34:35 to 34:38**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Secured creditors—Cont'd
 - Assessing property's value, understanding secured creditors' options—Cont'd
 - Approaches to valuation in bankruptcy—Cont'd
 - Confirmation, valuation for, after *Rash* case, **34:36**
 - Lifting stay, valuation for, after *Rash* case, **34:37**
 - Prior to *Rash* case, **34:34**
 - Sale under 11 USCA § 363(f), valuation for, after *Rash* case, **34:38**
 - Significance of valuation, **34:33**
- Cram down, secured creditors in chapter 11, above
- Strategies and remedies, **34:30**
- Understanding secured creditors' options
 - Asking and answering questions, **34:31**
 - Assessing property's value, above in this group
 - Reviewing loan files, **34:32**
- Subordination on equitable grounds, 11 USCA § 510(c), powers granted under chapter 11, **34:11**
- Survival of new value exception. Cram down plans, variations, and alternatives, above
- Terms of plan
 - Classification of claims, **31:73**
 - Nonimpairment of claims, concept of, **31:74**
- Trustees
 - Compensation, **32:54**
 - Liability, **32:52**
 - Standard of care, **32:52**
- Voting and classification
 - Classes, generally, **34:55**
 - Classification tactics
 - Bankruptcy review commission proposal, **34:59**
 - Case split, **34:58**
 - Proposed legislation, HR Bill 3150, **34:60**

**REORGANIZATION UNDER
CHAPTER 11 OF BANKRUPTCY
CODE—Cont'd**

- Voting and classification—Cont'd
 - Creditors' committees, **34:61**
 - Unimpaired classes and their treatment, **34:56**
 - Voting of impaired classes, **34:57**

**REORGANIZATION UNDER
CHAPTER 12 OF BANKRUPTCY
CODE**

- Confirmation of plan, **41:47, 41:48**
- Definitions
 - Family farmer, **41:37**
 - Family fisherman, **41:38**
- Farms and ranches
 - Generally, **41:35**
 - Conversion and dismissal, **41:50**
 - Discharge, **41:49**
 - Eligibility, **41:36**
 - Family farmer, defined, **41:37**
 - Operating farm business under chapter 12
 - Adequate protection, **41:42**
 - Sales of property, **41:41**
 - Trustee, **41:40**
 - Use of property, **41:39**
- Reorganization plans
 - Confirmation of plan, **41:46**
 - Deadlines and duration, **41:43**
 - Treatment of creditors, **41:45**
- Stripping down and voiding liens, **41:55**
- Taxes, **41:51**
 - Timbers* case, application of, **41:52**
- Modification of plan after confirmation, **41:48**

REPAIR

- Covenant to
 - Waste, **14:31**
- New York practice, failure to repair, acceleration, diluted, **82:20**

REPLACEMENT LIENS

- Bankruptcy, cash collateral orders, foreclosure, postpetition cash receipts, **36:43**

INDEX

REPORT

- Bankruptcy, reporting tactical benefits of bankruptcy for lender, foreclosure, prefilng workout considerations, **36:7**
- Environmental site assessment, ASTM standards, report preparation/evaluation, **63:11**
- Mortgages, reporting fraud, **51:3, 51:4**

REPORT AND CONFIRMATION OF SALE

- Confirmation Of Sale and Deficiency Judgments** (this index)

REPOSSESSED COLLATERAL

- Financial Accounting Standards Board Number 15, accounting for troubled debt restructurings, **10:26**
- Resolution Trust Corporation (RTC)** (this index)

REPRESENTATIONS AND WARRANTIES

- Warranties** (this index)

RESALE

- Confirmation of sale, discretion of court, **22:6**

RESCISSION

- Installment land contracts, **16:11**

RESERVATION OF RIGHTS

- Junior Lenders and Lienholders** (this index)

RESIDENCE SERVICE OF PROCESS

- Ohio practice, foreclosure by action, **84:27**

RESIDENTIAL MORTGAGE LENDING AFTER FIRREA, REGULATION OF

- Changing share in mortgage lending, **65:1**
- Conclusion, **65:64**
- Federal Housing Administration (FHA)** (this index)
- Office Of Thrift Supervision (OTS)** (this index)
- Origination
 - Application
 - Discrimination
 - Application register, OTS loan application, **65:20**

RESIDENTIAL MORTGAGE

LENDING AFTER FIRREA, REGULATION OF—Cont'd

- Origination—Cont'd
 - Application—Cont'd
 - Discrimination—Cont'd
 - Equal Credit Opportunity Act (ECOA), **65:16**
 - Fair Housing Act, **65:17**
 - Home Mortgage Disclosure Act after FIRREA, **65:18**
 - Office Of Thrift Supervision** (this index)
 - Information to applicants
 - Good faith estimate of charges, **65:8**
 - Information booklet, **65:7**
 - Transfer of mortgage servicing disclosure, **65:9**
 - Office of Thrift Supervision (OTS) regulations, **65:15**
 - Real Estate Settlement Procedures Act (RESPA) loans, **65:6**
 - Truth-In-Lending Act
 - Adjustable rate mortgages (ARM), **65:14**
 - Balloon payments, renewal loans with, **65:13**
 - Change in interest rates, **65:12 to 65:14**
 - Prepayment penalties in FHA loans, **65:11**
 - Regulation Z, generally, **65:10**
- Approval or disapproval
 - Commitment letter and loan agreement, **65:25**
 - Duty to notify applicant, **65:23**
 - Fair Credit Reporting Act, **65:24**
- Closing
 - Adjustable rate mortgages, rate ceiling on, **65:32**
 - Assumability of loans
 - FHA loans, **65:42**
 - VA loans, **65:41**
 - Buydown of interest rates, **65:33**
 - Escrow account for taxes and insurance, **65:39**
- FHA. **Federal Housing Administration (FHA)** (this index)

RESIDENTIAL MORTGAGE

**LENDING AFTER FIRREA,
REGULATION OF—Cont'd**

- Origination—Cont'd
 - Closing—Cont'd
 - Forms for insured mortgages, **65:45**
 - Miscellaneous, **65:47**
 - New disclosures, requirement for, **65:31**
 - Practice of law by nonattorneys, **65:38**
 - Refinance of homestead, **65:37**
 - Rescission, right of, **65:34**
 - Restrictions on FHA insurance
 - Mortgage insurance premiums, **65:43**
 - Mortgagor equity, **65:44**
 - Spouse, signature of, **65:35**
 - Trust fund, disbursements from, **65:40**
 - Vendor's lien, **65:36**
 - Post closing
 - Community Reinvestment Act after FIRREA, **65:49**
 - Home Mortgage Disclosure Act after FIRREA, **65:48**
 - Pre-closing
 - Assumability, notice of restriction on
 - FHA loans, **65:30**
 - VA loans, **65:29**
 - Borrower inspection of HUD-1, **65:27**
 - Flood insurance, **65:26**
 - Kickbacks and unearned fees, **65:28**
 - Underwriting and processing
 - Generally, **65:21**
 - Real estate appraisal, **65:22**
 - Servicing
 - Generally, **65:50**
 - Foreclosure
 - Generally, **65:58, 65:62**
 - Interview with borrower, **65:60**
 - Notification of counseling servicing, **65:59**
 - Partial payments, **65:61**
 - Texas, **65:63**
 - Satisfaction and discharge, **65:51**

RESIDENTIAL MORTGAGE

**LENDING AFTER FIRREA,
REGULATION OF—Cont'd**

- Servicing—Cont'd
 - Term of loan servicing
 - Assumptions, **65:57**
 - Borrower's request for information, **65:56**
 - Disclosure of interest rate adjustment, **65:53**
 - Escrow account statement, **65:54**
 - Notice of transfer of servicing, **65:55**
 - Report to Internal Revenue Service (IRS), **65:52**
 - Types of loans
 - Generally, **65:2**
 - Conventional loans, **65:5**
 - Department of Veterans Affairs (VA) loans, **65:3**
 - Federal Home Loan Mortgage Corporation (Freddie Mac), **65:5**
 - Federal Housing Administration (FHA) loans, **65:4**
 - Federal National Mortgage Association (Fannie Mae), **65:5**
 - Veterans Administration (VA) Mortgages** (this index)
- RESIDENTIAL MORTGAGES**
 - Adjustment of Debts of Individuals, Bankruptcy Chapter 13** (this index)
 - Asset securitization and commercial mortgage-backed securities, **67:11**
 - Home mortgage default workout. **Workouts** (this Index)
 - Home Mortgage Disclosure Act
 - Generally, **52:44**
 - Residential mortgage lending after FIRREA, regulation of
 - Application, discrimination, **65:18**
 - Post closing, **65:48**
 - Workouts** (this Index)
- RESIGNING TRUSTEE**
 - Arizona practice, notice of substitution of trustee, **73:44**
- RES JUDICATA**
 - Reorganization Under Chapter 11 of Bankruptcy Code** (this index)

INDEX

RESOLUTION TRUST

CORPORATION (RTC)

- Default** (this index)
- D'Oench, Duhme Doctrine and 12 USCA § 1823(e)** (this index)
- Due property diligence problems.
 - Repossessed assets, purchase and sale from RTC and emerging entities, below
- Execution sales and foreclosures, federal conservators and receivers, appointment of Resolution Trust Corporation, **24:7**
- FDIC as RTC's exclusive manager, significant matters affected by Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:5**
- Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), significant matters affected by, **64:4**
- Financing of RTC sales
 - Other federal assistance, **64:49**
 - Sale price, **64:47**
 - Seller financing, **64:48**
- Foreclosure consent and redemption rights, RTC policies on, bars to foreclosure, **17:31**
- Multifamily property, disposition of, **64:46**
- Powers and duties
 - Asset disposal in distressed areas, **64:42**
 - Documentation of decisions, **64:41**
 - Funding of RTC, **64:37**
 - General and specific powers
 - Generally, **64:39**
 - Creation of new entities, **64:40**
 - Objectives of RTC, **64:35**
 - Review of 1988 transactions including "southwest plan" deals, **64:38**
 - Standards of conduct for independent contractors, **64:44**
 - Structure of RTC and advisory boards, **64:36**
 - Successor of FSLIC liabilities, RTC as, **64:43**
- Repossessed assets, purchase and sale from RTC and emerging entities
 - Generally, **64:52**

RESOLUTION TRUST

CORPORATION (RTC)—Cont'd

- Repossessed assets, purchase and sale from RTC and emerging entities
 - Cont'd
 - Advisability of purchasing, **64:63**
 - Conclusions on purchasing, **64:65**
 - Conflicting RTC policies, **64:62**
 - Due property diligence problems
 - Inspections, **64:58**
 - Miscellaneous pre-contract inquiries, **64:60**
 - Operating records, **64:59**
 - Representations and warranties, **64:61**
 - General suggestions
 - Generally, **64:66**
 - Buying thrifts, **64:67**
 - Purchasing from other than RTC, **64:64**
 - Title problems
 - Generally, **64:53**
 - Environmental risks, **64:54**
 - Fraudulent conveyances and preferences, **64:55**
 - Valuation problems
 - Generally, **64:56**
 - Title insurance, **64:57**
- Sale to purchasers for profit, **64:51**
- Single family property, disposition of, **64:45**
- Title problems. Repossessed assets, purchase and sale from RTC and emerging entities, above
- Title to property from, **64:50**
- Valuation problems. Repossessed assets, purchase and sale from RTC and emerging entities, above

RESOURCES AND DATABASES

- Class actions in federal courts, **72:5, 72:6**

RESTITUTION

- Michigan practice** (this index)

RESTORATION OF PROPERTY

- Insurance proceeds used for restoration, **13:106**

RESULTING TRUST

Mortgage on wrongfully obtained property held in, conflicting assignments, third party rights and effect of recording, **27:78**

RETLIATORY EVICTION

Eviction Process (this index)

RETENTION OF LEASEHOLD OR OTHER INTEREST BY MORTGAGOR

Deeds in lieu of foreclosure, **13:32**

REVERSE MORTGAGES

Secured instruments, **83:13**
Texas practice (this index)

REVISED ARTICLE 9 AND REAL PROPERTY

Generally, **21:1**
Bankruptcy as affecting lapse, filing of financing statements, **21:42**
Change in scope and description of collateral
Generally, **21:2**
Descriptions of collateral, **21:11**
Proceeds, **21:10**
Promissory notes
Generally, **21:12**
Collateral, promissory notes as
Generally, **21:19**
Mortgage, security interest in, **21:21**
Perfection by filing, **21:20**
Sales of
Generally, **21:13**
Attachment, **21:16**
Automatic perfection, **21:17**
Definitions, change in, **21:15**
Recharacterization and perfection by filing, **21:18**
Treatment of sale of notes under former Article 9, **21:14**
Real property interests
Generally, **21:3**
Fixtures, **21:7**
Leases and rents, **21:6**
Manufactured homes, **21:8**
Notes secured by mortgages, **21:5**
Real property, generally, **21:4**

REVISED ARTICLE 9 AND REAL PROPERTY—Cont'd

Change in scope and description of collateral—Cont'd
Sales of participation interests
Generally, **21:22**
Attachment, **21:25**
Automatic perfection, **21:26**
Definitions, change in, **21:24**
Recharacterization and perfection by filing, **21:27**
Treatment of participation interests under former Article 9, **21:23**
Supporting obligations, **21:9**
Collection rights of secured parties and buyers of promissory notes
Collecting payments, **21:54**
Disposition of note and transfer statement, **21:56**
Foreclosing on mortgage, **21:55**
Purchasers of promissory notes, **21:57**
Secured parties, **21:53**
Conclusion, **21:70**
Default and remedies
Generally, **21:47**
Action on note, **21:50**
Collection rights of secured parties and buyers of promissory notes, above
Cumulative remedies, **21:49**
Default, **21:48**
Deficiency and failure to comply, below
Foreclosing on personal property separately from real property, below
Retaining collateral in satisfaction of debt, **21:65**
Sale of collateral, below
Taking possession of collateral, **21:58**
Transition rules, **21:69**
Deficiency and failure to comply
Generally, **21:66**
Debtor's remedy for secured party's failure to comply, **21:67**
Involuntary strict foreclosure, **21:68**
Definitions of parties
Debtor, **21:44**
Obligor, **21:44**
Secondary obligor, **21:44**

INDEX

REVISED ARTICLE 9 AND REAL PROPERTY—Cont'd

- Definitions of parties—Cont'd
 - Secured party in representative capacity, **21:46**
- Filing of financing statements
 - Generally, **21:32**
 - Bankruptcy as affecting lapse, **21:42**
 - Crops, legal descriptions for, **21:44**
- Filing office
 - Generally, **21:33, 21:34**
 - Fixtures, **21:35**
 - Timber to be cut and as-extracted collateral, **21:36**
 - Transmitting utilities, **21:37**
- Insufficient legal descriptions, **21:43**
- Lapse
 - Generally, **21:40**
 - Bankruptcy as affecting lapse, **21:42**
- Mortgage as financing statement
 - Assignment, **21:41**
 - Lapse of financing statement, **21:40**
 - Perfection, **21:39**
 - Signature not required, **21:38**
- Foreclosing on personal property separately from real property
 - Generally, **21:51**
 - Fixtures, **21:52**
- Governing law
 - Perfection
 - Generally, **21:29**
 - Fixtures, timber, and as-extracted collateral, **21:30**
 - Priority, **21:31**
- Proceeds Of Sale** (this index)
- Promissory notes. Change in scope and description of collateral, above
- Sale of collateral
 - Generally, **21:59**
 - Notice of sale, **21:61**
 - Preparation of collateral for sale, **21:60**
 - Proceeds Of Sale** (this index)
 - Purchasing collateral, **21:62**
 - Warranties, **21:63**

REVIVAL

- Junior Lenders and Lienholders** (this index)

REVOCACTION OF CONFIRMATION

- Adjustment of debts of individuals, bankruptcy chapter 13, **35:89**

RICO

- Racketeer Influenced and Corrupt Organizations Act (RICO)** (this index)

RIGHT OF REFUSAL AGREEMENTS

- Construction law and practice, land acquisition, **70:61**

RISK MANAGEMENT

- Environmental due diligence, continuing due diligence/compliance, postcontractual risk management, **63:16**

RISK OF LOSS OR DEFAULT

- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Deeds In Lieu Of Foreclosure** (this index)
- Environmental Issues** (this index)

RTC

- Resolution Trust Corporation (RTC)** (this index)

SAFE HARBOR

- Bankruptcy, single asset real estate cases, **38:9**
- EPA's lender liability rule and Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996, hazardous waste, liability for, **59:30**
- Tax Consequences To Borrowers, Investors, and Lenders** (this index)

SALE-LEASEBACK

- Construction law and practice, disposition, contracts for, variations, **70:178**

SANCTION

- California practice, using one action rule as sanction, **74:24**

SANDWICH SALE

- Construction law and practice, flips, disposition, contracts for, variations, **70:181**

SARA

Hazardous Waste, Liability For (this index)

SARBANES-OXLEY ACT

Generally, **60:26**

SATISFACTION

Arizona practice, satisfaction of deed, failure to record, deeds of trust, **73:12**

Residential mortgage lending after FIRREA, regulation of, servicing, **65:51**

Tax consequences of workouts, **56:59 to 56:61**

SAVINGS AND LOANS

Accounting and Regulatory Implications Of Workouts and Foreclosures (this index)

SAVINGS ASSOCIATION HOLDING COMPANY

Bankruptcy (this index)

SCHARENBERG CASE

Liability of lender for controlling debtor and for other acts, breach of contract to lend, **8:29**

SCHEDULES

Construction law and practice, attorneys and their roles, documents, **70:45**

SECONDARY MARKET

Mortgages (this index)

SECTION 363(B)

Bankruptcy (this index)

SECURED INSTRUMENTS

Generally, **83:1 et seq.**

Conditional sale, **83:3**

Deed of trust

Generally, **83:4 et seq.**

Actions of substitute trustee, **83:8**

Substitute trustee, **83:7**

Trustee, **83:6**

Validity, **83:5**

Equitable mortgages, **83:9**

Equity line of credit and security instrument, **83:12**

Future advances, **83:11**

SECURED INSTRUMENTS—Cont'd

Introduction, **83:1**

Mortgages, **83:2**

Purchase money, **83:10**

Reverse mortgages, **83:13**

SECURED TRANSACTIONS

Construction loan documents, security agreements, **70:113**

Fixtures (this index)

Georgia practice (this index)

Loans secured by real estate, **1:2**

Revised Article 9 and Real Property (this index)

Types of security agreements, **1:3**

Workouts (this index)

SECURITIES ACT OF 1933

Generally, **68:6**

Registration exemptions

Generally, **68:7**

Definition of security, **68:8**

Securities exemptions, **68:9**

Transaction exemptions/private offerings

§ 4(2), **68:10**

Regulation D

Generally, **68:11**

Informational requirements and prohibitions, **68:13**

Insignificant violations of, **68:14**

Integration, **68:15**

Rule 506/ accredited investors, **68:12**

Rule 144A/private sales to institutions

Generally, **68:16**

Disclosure conditions for qualification under rule 144A, **68:18**

Interplay between regulation D and rule 144A, **68:19**

PORTAL, **68:20**

Qualified institutional buyers (QIBs), **68:17**

SECURITIES AND EXCHANGE COMMISSION

Accounting required by, **10:8**

SECURITIES EXCHANGE ACT OF 1934

Generally, **68:21**

Registration requirements, **68:22**

INDEX

SECURITIES EXCHANGE ACT OF 1934—Cont'd

Reporting requirements, **68:23**

SECURITIES FRAUD

Generally, **52:15 et seq.**

SECURITIES LAWS

Generally, **68:1**

Asset securitization and commercial mortgage-backed securities, **67:128**

General overview of securitization

Benefits of securitization to originator/seller of financial assets, **68:3**

Introduction, **68:2**

Selected securitization considerations
Fixed income investments, risks of, **68:5**

Ratings agencies, importance of, **68:4**

Investment Company Act of 1940 (this index)

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Securities Act of 1933 (this index)

Securities Exchange Act of 1934 (this index)

State securities laws

NSMIA, **68:36**

Secondary Mortgage Market Enhancement Act of 1984 (SMMEA), **68:35**

Trust Indenture Act of 1939, **68:24**

SECURITIZATION

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

Mortgage-Backed Securitization Litigation May 2008 (this index)

SECURITIZED LOANS

Environmental issues in, **66:32**

SECURITY AGREEMENTS

Secured Transactions (this index)

SECURITY DEPOSITS

Bankruptcy (this index)

SECURITY DEPOSITS—Cont'd

Devolution to mortgagee of landlord's obligations and liabilities, default, **13:48**

SECURITY FOR FUTURE PERFORMANCE

Bankruptcy (this index)

SECURITY INTERESTS

Actions primarily based on purchase and sale of, **66:21**

SELF-HELP

Possession (this index)

SENIOR CITIZENS PROPERTY TAX POSTPONEMENT

California practice, foreclosure, special California prerequisites, **74:7**

SEPARATE DEBTS

California practice (this index)

SEPARATENESS AND SEPARATENESS COVENANTS

Special purpose entity (SPE/SPV), bankruptcy remoteness, characteristics of special purpose entity (special purpose vehicle), **67:30**

SERIAL FILINGS

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)

SERVICEMEMBERS CIVIL RELIEF ACT

Foreclosure, bars to, **17:28**

Massachusetts practice, **79:19, 79:20**

Nonjudicial foreclosure, California practice, **74:142**

Redemption, **23:11**

SERVICE OF PROCESS

Certified Mail (this index)

Florida practice (this index)

New York practice, judicial foreclosure, **82:50**

Ohio practice (this index)

Personal Service Of Process (this index)

SERVICERS

Actions primarily against, **66:25**

SERVICING

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

Residential Mortgage Lending After FIRREA, Regulation Of (this index)

SET ASIDE SALE, ACTION TO

Nonjudicial foreclosure
 Generally, **19:23 to 19:28**
 California practice, **74:170**
 Waiver of defenses, **19:23**
 Wrongful foreclosure, **19:24**

SETOFF

Arizona practice, **73:72**
Bankruptcy (this index)
California practice (this index)
 Devolution to mortgagee of landlord's obligations and liabilities, default, **13:49**

SETTLEMENT

CERCLA claims against innocent landowners and other de minimis contributors. **Environmental Issues** (this index)
Environmental Issues (this index)
New York practice (this index)

SEVERAL PARCELS, SALE OF

California practice, nonjudicial foreclosure, **74:160**

SHAM GUARANTEES

California practice, deficiency judgments, *Gradsky* exception, **74:129**

SHERIFF'S DEED

Arizona practice, redemption, mortgages, **73:33, 73:107**
 Michigan practice, **80:30**

SHOPPING CENTERS

Bankruptcy
 Anticipatory lease drafting strategies, unexpired leases, **42:9**
 Leases and executory contracts, power of trustee to assume, assign, or reject, assumption of

SHOPPING CENTERS—Cont'd

Bankruptcy—Cont'd
 shopping center leases in default, **40:13**

Summary Proceedings To Obtain Possession (this index)

SHORT SALES

California practice, deficiency judgments, **74:132**

SHORT TERM NONPURCHASE MONEY LOANS

Adjustment of debts of individuals, bankruptcy chapter 13, curing home mortgages/mortgage secured only by debtor's residence, **35:133**

SIGNATURE

Revised article 9 and real property, filing of financing statements, **21:38**

SIMULTANEOUS RECORDING

Priorities among lien claimants, **46:64**

SINGLE ASSET PARTNERSHIPS

Bankruptcy, foreclosure, prefilings workout considerations, debtor's perspective, **36:31**

SINGLE ASSET REAL ESTATE

Bankruptcy (this index)

SINGLE-BORROWER AND PROPERTY-SPECIFIC TRANSACTIONS

Asset securitization and commercial mortgage-backed securities, real estate interests other than home mortgages, **67:18**

SINGLE FAMILY HUD MORTGAGE INSURANCE

Housing and Urban Development (HUDFHA) mortgages (this index)

SITE RECONNAISSANCE

Environmental site assessment, ASTM standards, **63:8**

SOLVENT INDIVIDUALS

Tax Consequences of Workouts (this index)

INDEX

SOVEREIGN IMMUNITY OF GOVERNMENT

Bankruptcy, **31:131**

SPE

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

SPECIAL DEFENSES

Borrower, foreclosure, **15:7**

SPECIAL PARTNERSHIP

Tax consequences of workouts, **56:72**

SPECIAL PRIORITIES

Bankruptcy, credit and working capital for debtor, **31:101**

SPECIAL PURPOSE ENTITY (SPE/SPV)

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

SPECIAL REQUESTS

Tax consequences of workouts, **56:100**

SPECIAL TAXPAYERS

Tax consequences of workouts, **56:35**

SPECIAL TYPES OF DEBT INSTRUMENTS

Tax consequences of workouts, **56:37**

SPECIFIC PERFORMANCE

Installment Land Contracts (this index)

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

SPOUSE

Bankruptcy, tenancy by entirety, **39:13**
Residential mortgage lending after FIRREA, signature of spouse, origination, closing, **65:35**

SPV

Asset Securitization and Commercial Mortgage-Backed Securities (this index)

STANDARDS

Architectural contracts, dealing with architects, **70:77**

STANDBY COMMITMENTS

Construction law and practice, term financing, lending commitments, **70:84**

STANDBY LETTER OF CREDIT

Subrogation, retention of lien priority and rights through, **46:71**

STANDING

Bankruptcy, standing of trustee to sue third parties on behalf of creditors, **31:21**

Bars to foreclosure, **17:23**

Judicial foreclosure, **18:4**

Michigan practice, foreclosure by advertisement of mortgages, **80:16**

Mortgage Electronic Recording System (MERS), **27:30**

Transfer of mortgage by lender, standing to lift automatic stay to foreclose and other problems with foreclosure, **27:120 to 27:123**

STANFORD SECURITIES CLASS ACTION CLEARINGHOUSE

Class actions in federal courts, **72:6**

STATE CLASS ACTIONS

Class actions in federal courts, **72:35**

STATE LAW

Environmental due diligence: guide to liability risk management, **63:2**

Housing and Urban Development (HUDFHA) mortgages, foreclosure, single family HUD mortgage insurance, **28:74**

STATE LIENS AND SUPERLIENS

Hazardous Waste, Liability For (this index)

STATE SAVINGS ASSOCIATIONS

Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), restrictions on activities, **64:10**

STATE TAX LIENS

Tax Liens (this index)

STATUTE OF FRAUDS

Construction law and practice, brokers, dealing with, overview of law, **70:191**

STATUTE OF FRAUDS—Cont'd

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

Mortgages, assumption of, **25:9**

STATUTE OF LIMITATIONS

Action on note or bond, **17:5**

Arizona practice, **73:65**

Florida practice, **75:11**

Foreclosure (this index)

Fraudulent conveyances and transfers, **26:33**

Iowa practice, mechanic's lien, **78:24**

Nevada, **81:38**

New York practice (this index)

Nonjudicial sales, North Carolina

Military service, **83:89**

Ohio practice, deficiency proceedings, **84:57**

Pennsylvania practice, **85:4**

Performance bonds, actions on, **47:36**

Texas practice (this index)

STATUTORY ACTIONS

D'Oench, Duhme doctrine, limitations on, **53:29**

STATUTORY LIABILITIES

Liability Of Lender For Controlling Debtor and For Other Acts (this index)

STATUTORY REDEMPTION

Arizona practice, **73:101**

Iowa practice, **78:12**

STAY

Bankruptcy (this index)

Reorganization under chapter 11 of bankruptcy code, **31:70**

Summary proceedings to obtain possession, **57:60**

STIPULATIONS

Summary proceedings to obtain possession following foreclosure, uncontested actions, **57:92**

STOP NOTICES

California practice (this index)

STOP NOTICES—Cont'd

Mechanics' and materialmen's liens, priorities among lien claimants, **46:44**

STORAGE TANKS

Insurance coverage for environmental damage, **60:35**

STRESS TEST

Debt service coverage ratio (DSCR), loan to value (LTV), asset securitization and commercial mortgage-backed securities, **67:71**

STRICT FORECLOSURE

Illinois practice, judicial foreclosure, **77:15**

Judicial foreclosure, **18:54**

Revised article 9 and real property, deficiency and failure to comply, **21:68**

STRIPPING DOWN

Bankruptcy (this index)

STRONG ARM PROVISIONS

Bankruptcy (this index)

SUBCHAPTER K

Tax Consequences of Workouts (this index)

SUBCONTRACTS

Construction loans, planning workout, practical and business aspects, **5:12**

SUBJECT MATTER JURISDICTION

Ohio practice, foreclosure by action, **84:22**

Summary proceedings to obtain possession, **57:43**

SUBORDINATION

Arizona practice, subordination agreements, **73:38**

Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:84**

Bankruptcy (this index)

California practice, deficiency judgments, purchase money mortgages, nonstandard transactions, exceptions for, **74:107**

Clause, **App. 3AC**

INDEX

SUBORDINATION—Cont'd

Conditional subordination, junior mortgages, types of, **29:12**

Equitable Subordination (this index)

Foreclosure of subordinated mortgage, **13:30**

Priorities among lien claimants, change in priority through subordination, **46:63**

SUBPARTNERSHIP

Tax consequences of workouts, **56:114**

SUBPRIME LENDING

Class actions in federal courts, **72:3**

Mortgage-Backed Securitization Litigation May 2008 (this index)

SUBPRIME MORTGAGE

SECURITIZATIONS

Generally, **66:4 to 66:6**

SUBROGATION

Arizona practice, replacement and subrogation, **73:5**

Bonding companies, liability of, **47:39**

Equitable Subrogation (this index)

Priorities Among Lien Claimants (this index)

SUB-SERVICERS

Asset securitization and commercial mortgage-backed securities, **67:61**

SUBSIDIZED RENTAL PROJECTS

Housing and Urban Development (HUDFHA) mortgages, termination of, **28:77**

SUBSTITUTE COLLATERAL THEORY

Waste, damages caused by waste, actions for, **14:28**

SUBSTITUTE TRUSTEE

Actions of substitute trustee, secured instruments, **83:8**

Texas practice (this index)

Trust deed, secured instruments, **83:7**

SUBSTITUTION OF COLLATERAL

Asset securitization and commercial mortgage-backed securities, nondefault changes in collateral or obligation, **67:93**

SUBSTITUTION OF DEBTORS

Accounting for troubled debt restructurings, Financial Accounting Standards Board Number 15, **10:17**

SUBSTITUTION OF TRUSTEE

California practice, nonjudicial foreclosure, **74:139**

SUMMARY JUDGMENT

Arizona practice, foreclosure, **73:23**

Florida practice, foreclosure practice and procedure, **75:42**

Iowa practice, **78:9**

New York practice, judicial foreclosure, **82:54**

SUMMARY PROCEEDINGS TO OBTAIN POSSESSION

Generally, **57:24, 57:38**

Bankruptcy

Generally, **57:96**

Assignment of leases by trustee, 11 USCA § 365(f) and exception of 11 USCA § 365(c)

Generally, **57:116**

Shopping center lease, assignment of, **57:117**

Commercial leases

Generally, **57:106**

Assumption and rejection of unexpired commercial leases

1984 amendments to bankruptcy code, **57:108**

Policy considerations, **57:109**

Pre-1984 bankruptcy code, **57:107**

Assumption of lease

No pre-petition defaults, **57:111**

Pre-petition defaults, **57:112**

Conclusion, **57:120**

Expired leases, **57:110**

Rejection of leases, **57:119**

Shopping centers, below in this group

Termination of lease clauses, **57:118**

Foreclosure, summary proceedings after, **57:105**

**SUMMARY PROCEEDINGS TO
OBTAIN POSSESSION—Cont'd**

- Bankruptcy—Cont'd
 - Residential leases
 - Automatic stay
 - Generally, **57:97**
 - Eviction, use of automatic stay to delay or avoid, **57:98**
 - Lifting of stay, **57:100**
 - When automatic stay terminates, **57:99**
 - Conveying interest to new debtor, **57:102**
 - Legislative response, **57:104**
 - Multiple filings, **57:101**
 - Public housing, eviction from, **57:103**
 - Shopping centers
 - Assignment of leases by trustee, 11 USCA § 365(f) and exception of 11 USCA § 365(c), **57:117**
 - Special rules for
 - Generally, **57:113**
 - Adequate assurance for shopping center leases, **57:114**
 - What constitutes shopping center, **57:115**
 - Complaint, **57:42**
 - Conditions precedent
 - Notice to quit, **57:39**
 - Service of notice and summons, **57:40**
 - Contested actions
 - Answer to unlawful detainer complaint, **57:49**
 - Evidence, below
 - Jury trial, **57:54**
 - Proof of plaintiff, **57:51**
 - Setting case for trial, **57:50**
 - Evidence
 - Generally, **57:52**
 - Defense, proof of, **57:53**
 - Plaintiff's proof, **57:51**
 - Testimony, **57:52**
 - Foreclosure, summary proceedings following
 - Complaint, **57:90**
 - Contested actions
 - Evidence and testimony, **57:93**
 - Rent control, impact of, **57:95**
 - Title, attacking validity of, **57:94**

**SUMMARY PROCEEDINGS TO
OBTAIN POSSESSION—Cont'd**

- Foreclosure, summary proceedings following—Cont'd
 - Identity of occupants, ascertaining, **57:89**
 - Notice to quit, **57:88**
 - Uncontested actions
 - Defaults, **57:91**
 - Stipulations, **57:92**
 - Identity of those in possession, ascertaining, **57:41**
 - Judgment
 - Generally, **57:58**
 - Supplemental judgments, **57:59**
 - Jurisdiction
 - Personal jurisdiction, **57:44**
 - Subject matter jurisdiction, **57:43**
 - Michigan practice** (this index)
 - Protections for landlord
 - Possession prior to trial upon bond, **57:55**
 - Protective orders and escrows, **57:56**
 - Stay of execution and reinstatement, **57:60**
 - Uncontested actions
 - Default judgment, **57:48**
 - Entry of default, **57:47**
 - Limited time to answer, **57:46**
 - Venue, **57:45**
 - Voluntary vacation of premises of tenant, **57:57**

SUMMONS

- Michigan practice** (this index)
- Service Of Process** (this index)

**SUPERFUND AMENDMENTS AND
REAUTHORIZATION ACT
(SARA)**

- Hazardous Waste, Liability For** (this index)

SUPERLIENS

- Hazardous Waste, Liability For** (this index)

SUPERPRIORITY

- Bankruptcy, credit and working capital for debtor, **31:102**

INDEX

SUPPLEMENTAL JUDGMENTS

Summary proceedings to obtain possession, **57:59**

SURETIES

Bonding Companies, Liability Of (this index)

SURETYSHIP LAW

Guarantors, defenses arising under suretyship law, **49:4**

SURPLUS

Junior lenders' rights on foreclosure by senior lender, **29:29**

Michigan practice (this index)

New York practice, judicial foreclosure, **82:66**

North Carolina, distribution of surplus, **83:84**

SURVIVAL OF NEW VALUE EXCEPTION

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

SWEEP ACCOUNTS

Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:68**

SYNDICATED LOANS

Transfer of mortgage by lender, **27:9**

TABLE OF CONTENTS

Construction law and practice, attorneys and their roles, documents, **70:38**

TAKE-OUT COMMITMENTS

Construction law and practice, term financing, lending commitments, **70:83**

TARP (TROUBLED ASSET RELIEF PROGRAM)

Troubled Asset Relief Program (this Index)

TAX CONSEQUENCES OF WORKOUTS

Generally, **56:1 et seq.**

Abuse of property, anti-abuse rule, **56:103**

Additional regulations, **56:57**

Anti-abuse rule, **56:103**

TAX CONSEQUENCES OF WORKOUTS—Cont'd

Anticipation, **56:134**

Assets, exempt, **56:71**

Bankruptcy and insolvency

Bankruptcy rules, generally, **56:151 et seq.**

Corporations, section 1399, **56:158**

Exclusions. Cancellation of indebtedness income, below

Individuals, section 1398, **56:152 et seq.**

Partnerships, section 1399, **56:158**

Basis reduction, **56:9, 56:81**

Business indebtedness. Cancellation of indebtedness income, below

Cancellation of indebtedness income
Generally, **56:2 et seq.**

Bankruptcy and insolvency exclusions

Generally, **56:67 et seq.**

Contingent liabilities, **56:70**

Definition of Title 11 case, **56:68**

Exempt assets, **56:71**

Insolvency exception, generally, **56:69 to 56:72**

Reduction of tax attributes

Generally, **56:73 to 56:77**

Amount of reduction, **56:75**

Election to reduce depreciable basis, **56:77**

Ordering rules, **56:76**

Order of reduction, **56:74**

Special partnership issues, **56:72**

Business indebtedness. Qualified real property business indebtedness, below this group

Change or modification

Qualified real property business indebtedness, **56:86**

Related person, purchased of debt by, **56:55**

Section 108 regulations, **56:92, 56:101, 56:102**

Section 1001, final regulations under, **56:34, 56:44, 56:45**

Classification of instrument, **56:29**

Contribution by current partner, **56:61**

Creditor. consequences to. Section 1001, final regulations under,

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Cancellation of indebtedness income
 - Cont'd
 - below this group
- Election
 - Bankruptcy and insolvency ex-
clusions, reduction of tax attri-
butes, **56:77**
 - Qualified real property business
indebtedness, **56:89**
 - Sale election, **56:102**
 - Section 108(b)(5), **56:91, 56:92,**
56:105
 - Section 108(c), **56:89, 56:105**
- Exceptions, exclusions, and exemp-
tions
 - Bankruptcy and insolvency ex-
clusions, above this group
 - Qualified real property business
indebtedness, below this group
- Related person, purchased of debt
by, **56:56**
- Section 108 regulations, **56:93 to**
56:95
- Forgiveness or reduction of debt
 - Generally, **56:3 to 56:21**
 - Deduction of debt forgiven, **56:4**
 - Equity exchanges, **56:17 to 56:21**
 - Fulton Gold. Nonrecourse debts,
below this subgroup
- Nonrecourse debts
 - Generally, **56:10 to 56:16**
 - Commentary, **56:16**
 - Fulton Gold, generally, **56:10 to**
56:16
 - Gershkowitz, **56:12**
 - Rev. Rul. 82-202, **56:11**
 - Rev. Rul. 91-31, **56:14**
 - Section 108(e)(8), **56:15**
 - Summary, **56:16**
 - Validity, **56:13**
- Partnership exchanges, **56:19 to**
56:21
- Purchase price reduction, qualifica-
tion for
 - Generally, **56:5 to 56:9**
 - Basis, reduction in, **56:9**
 - Historical background, **56:6**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Cancellation of indebtedness income
 - Cont'd
 - Forgiveness or reduction of debt
 - Cont'd
 - Purchase price reduction, qualifica-
tion for—Cont'd
 - Partnership, application of Sec-
tion 108(e)(5) to, **56:8**
 - Section 108(e)(5), **56:7, 56:8**
 - Former partner, satisfaction by, **56:60**
- Fulton Gold. Forgiveness or reduction
of debt, above this group
- Insolvency. Bankruptcy and
insolvency exclusions, above this
group
- Nonrecourse debts. Forgiveness or
reduction of debt, above this
group
- Order of reduction
 - Bankruptcy and insolvency ex-
clusions, **56:74, 56:76**
 - Rules, **56:76**
 - Section 108 regulations, below this
group
- Partnerships
 - Bankruptcy and insolvency ex-
clusions, **56:72**
 - Forgiveness or reduction of debt,
partnership exchanges, **56:19**
to 56:21
 - Qualified real property business
indebtedness, below this group
 - Satisfaction by partner of partner-
ship obligation, **56:59 to**
56:61
 - Section 108 regulations, **56:8,**
56:98, 56:104, 56:105
 - Temporary COD income deferral
rule, **56:63 to 56:66**
- Purchase price reduction, qualification
for. Forgiveness or reduction of
debt, above this group
- Purchaser by related person. Related
person, purchased of debt by,
below this group
- Qualified real property business
indebtedness
 - Generally, **56:78 to 56:89**
 - Amount of exclusion, **56:80**

INDEX

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Cancellation of indebtedness income—Cont'd
 - Qualified real property business indebtedness—Cont'd
 - Basis reduction, **56:81**
 - Definition, **56:79**
 - Exclusions for solvent individuals, generally, **56:78 to 56:89**
 - Ordinary income recapture, **56:82**
 - Partnerships and partnership interests, application to
 - Generally, **56:83 et seq.**
 - In contemplation rule, **56:87**
 - Inside basis, partner's share exceeding, **56:85**
 - Partner's share defined, **56:84**
 - Reduction of basis, **56:86**
 - Share of partner defined, **56:84**
 - Regulations, **56:88, 56:89**
 - Section 108(c) election, making, **56:89**
 - Solvent individuals exclusion, generally, **56:78 to 56:89**
 - Realization of, generally, **56:62 et seq.**
 - Reductions
 - Bankruptcy and insolvency exclusions, above this group
 - Forgiveness or reduction of debt, above this group
 - Section 108 regulations, below this group
 - Related person, purchased of debt by
 - Generally, **56:50 to 56:58**
 - Additional regulations, **56:57**
 - Correlative adjustments, **56:55**
 - Definition of related party, **56:51**
 - Direct acquisitions of debt, **56:53**
 - Effective date of regulations, **56:52**
 - Exceptions, **56:56**
 - Indirect acquisitions of debt, **56:54**
 - Planning, **56:58**
 - Satisfaction by partner of partnership obligation, **56:59 to 56:61**
 - Section 108 regulations
 - Generally, **56:90 et seq.**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Cancellation of indebtedness income—Cont'd
 - Section 108 regulations—Cont'd
 - Allocated share of partnership COD income, treatment of, **56:104, 56:105**
 - Anti-abuse rule, **56:103**
 - Change from current regulations, **56:92**
 - Debtor's partnership interest, order of section 108(b)(2)(E) basis reduction, **56:98**
 - Debt over fair market value limitation, **56:94**
 - Depreciable property, treatment of partnership interests as, **56:104, 56:105**
 - Depreciable real property basis limitation, **56:95**
 - Election of partner under section 108(b)(5) or 108(c), **56:105**
 - Modification of ordering rules for basis reductions under sections 108(b)(5) and 108(c), **56:101, 56:102**
 - Operating rules, **56:99**
 - Order of section 108(b)(2)(E) basis reduction, generally, **56:96 to 56:100**
 - Partnership interest, treatment as depreciable property, **56:104, 56:105**
 - Reductions, order of section 108(b)(2)(E) basis reduction, generally, **56:96 to 56:100**
 - Section 108(b)(5), **56:91, 56:92, 56:101, 56:102, 56:105**
 - Section 108(c), **56:93 to 56:95, 56:101, 56:102, 56:105**
 - Special requests to IRS, no provision for, **56:100**
 - Section 1001, final regulations under
 - Generally, **56:22 to 56:49**
 - Background, **56:39, 56:40**
 - Classification of instrument, **56:29, 56:36**
 - Cottage Savings, **56:40**
 - Creditor, consequences to, generally, **56:30 to 56:38**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Cancellation of indebtedness income
 - Cont'd
 - Section 1001, final regulations under
 - Cont'd
 - Debtor, consequences to, **56:25 et seq.**
 - Effective date, **56:46**
 - Gain/ordinary income, recognition of, **56:31 to 56:34**
 - Impact of final regulations, **56:47, 56:48**
 - Modifications, **56:44**
 - Modifications, significant, **56:45**
 - OID with respect to modified debt instrument, **56:34**
 - Original creditor, **56:32**
 - Planning opportunities, **56:48**
 - Proposed 1001 regulations, **56:41**
 - Purchaser of debt instrument, **56:33**
 - Recognition of COD income, **56:26 to 56:28**
 - Scope of final regulations, **56:43**
 - Significant modifications, **56:45**
 - Special taxpayers, impact on, **56:35**
 - Special types of debt instruments, impact on, **56:37**
 - Worthless debt deductions, **56:49**
 - Section 1017 regulations
 - Generally, **56:90 et seq.**
 - Allocated share of partnership
 - COD income, treatment of, **56:104, 56:105**
 - Anti-abuse rule, **56:103**
 - Change from current regulations, **56:92**
 - Depreciable property, partnership interests as, **56:104, 56:105**
 - Partnership interests, **56:104, 56:105**
 - Section 1017(b)(3)(E) elections, **56:91, 56:92**
 - Solvent individuals, exclusion for
 - Qualified real property business indebtedness, above this group
 - Subchapter K, **56:108 to 56:110**
 - Temporary income deferral rule, **56:63 to 56:66**
 - Case law, **56:127**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

- Change or modification
 - Cancellation of indebtedness income, above
 - Subchapter K, **56:117**
- Chargeback, **56:119**
- Classification of instrument, **56:29, 56:36**
- COD income. Cancellation of indebtedness income, above
- Contingent liabilities, **56:70**
- Contribution by current partner, **56:61**
- Conversion of recourse debt to nonrecourse debt, **56:130**
- Corporations, bankruptcy rules, section 1399, **56:158**
- Correlative adjustments, **56:55**
- Cottage Savings, **56:40**
- Creditor, consequences to. Cancellation of indebtedness income, above
- Current partner, **56:61**
- Debtors, **56:25 et seq., 56:98**
- Deductions, **56:4, 56:49, 56:120**
- Definitions
 - Partner's share, **56:84**
 - Qualified real property business indebtedness, **56:79**
 - Related party, **56:51**
 - Title 11 case, **56:68**
- Depreciable basis, **56:77**
- Depreciable property, treatment of partnership interests as, **56:104, 56:105**
- Depreciable real property basis limitation, **56:95**
- Direct acquisitions of debt, **56:53**
- Direct admission, **56:113**
- Dispositions of property. Foreclosures and other dispositions of property, below
- Effective date, **56:46, 56:52**
- Election. Cancellation of indebtedness income, above
- Equity exchanges, **56:17 to 56:21**
- Exceptions, exclusions, and exemptions
 - Cancellation of indebtedness income, above
- Exchange. Foreclosures and other dispositions of property, below

INDEX

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

Fair market value, **56:94, 56:131**
Foreclosures and other dispositions of property
 Generally, **56:122 et seq.**
 Allocation of proceeds between principal and interest, **56:133**
 Case law, **56:127**
 Conversion of recourse debt to nonrecourse debt, **56:130**
 Fair market value determination, **56:131**
 Like-kind exchange in anticipation of foreclosure, **56:134**
 Nonrecourse debt, **56:124, 56:125**
 Partially recourse debt, **56:129**
 Recourse debt, generally, **56:126 to 56:130**
 Rev. Rul. 90-16, **56:128**
 Sale or exchange treatment, generally, **56:123 to 56:134**
 Tax benefit rule, **56:132**
 Third party purchasers, **56:135 to 56:137**
 Voluntariness, generally, **56:122 et seq.**
Forgiveness of debt
 Cancellation of indebtedness income, above
 Subchapter K, **56:107 to 56:110**
Former partner, satisfaction by, **56:60**
Fulton Gold. Cancellation of indebtedness income, above
Future deductions, impact on, **56:120**
Gain, recognition of, **56:31 to 56:34**
General partnerships, allocation of COD income among partners, **56:109**
Gershkowitz, **56:12**
Historical background, **56:6**
Income. Cancellation of indebtedness income, above
In contemplation rule, **56:87**
Indirect acquisitions of debt, **56:54**
Inside basis, partner's share exceeding, **56:85**
Insolvency. Bankruptcy and insolvency, above
IRS, **56:100**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

Like-kind exchange in anticipation of foreclosure, **56:134**
Limitations and restrictions, **56:93 to 56:95**
Limited liability companies
 Allocation of COD income among partners, **56:110**
 Nonrecourse debt, **56:125**
Limited partnerships, allocation of COD income among partners, **56:110**
LLCs. Limited liability companies, above
Modification. Change or modification, above
Nonrecourse debts
 Cancellation of indebtedness income, above
 Foreclosures and other dispositions of property, **56:124, 56:125**
Nonrecourse lender as new partner. Subchapter K, below
OID with respect to modified debt instrument, **56:34**
Operating rules, **56:99**
Order of reduction. Cancellation of indebtedness income, above
Ordinary income, **56:31 to 56:34, 56:82**
Original creditor, **56:32**
Partially recourse debt, **56:129**
Partnerships
 Bankruptcy rules, section 1399, **56:158**
 Cancellation of indebtedness income, above
 Subchapter K, below
Planning, **56:48, 56:58**
Price, **56:5**
Proposed 1001 regulations, **56:41**
Purchased of debt by related person. Cancellation of indebtedness income, above
Purchase price reduction. Cancellation of indebtedness income, above
Purchaser of debt instrument, **56:33**
Qualification for purchase price reduction, **56:5**
Qualified real property business indebtedness. Cancellation of

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

indebtedness income, above
 Reacquisition of real property by seller, section 1038
 Generally, **56:138 et seq.**
 Basis of reacquired property, **56:146**
 Exception to general nonrecognition rule, **56:145**
 Holding period of reacquired property, **56:147**
 Requirements of section 1038, **56:139 to 56:144**
 Special rules, **56:148 to 56:150**
 Recapture, **56:82**
 Recourse debt. Foreclosures and other dispositions of property, above
 Reductions. Cancellation of indebtedness income, above
 Related person, purchased of debt by.
 Cancellation of indebtedness income, above
 Rev. Rul. 82-202, **56:11**
 Rev. Rul. 90-16, **56:128**
 Rev. Rul. 91-31, **56:14**
 Sale election, **56:102**
 Sales. Foreclosures and other dispositions of property, above
 Satisfaction, **56:59 to 56:61**
 Savings, Cottage Savings, **56:40**
 Section 108 regulations. Cancellation of indebtedness income, above
 Section 1001, final regulations under.
 Cancellation of indebtedness income, above
 Section 1017 regulations. Cancellation of indebtedness income, above
 Section 1038. Reacquisition of real property by seller, above
 Solvent individuals, exclusion for.
 Cancellation of indebtedness income, above
 Special partnership issues, **56:72**
 Special requests to IRS, no provision for, **56:100**
 Special taxpayers, impact on, **56:35**
 Special types of debt instruments, impact on, **56:37**
 Subchapter K
 Generally, **56:106 et seq.**

**TAX CONSEQUENCES OF
WORKOUTS—Cont'd**

Subchapter K—Cont'd
 Admitting new partner to partnership
 Generally, **56:111 to 56:120**
 Direct admission, **56:113**
 Nonrecourse lender as new partner
 Generally, **56:116 to 56:120**
 Future deductions, impact on, **56:120**
 Minimum gain chargeback, **56:119**
 Recharacterization of debt as partner nonrecourse, **56:117**
 Shares of liability, impact on, **56:118**
 Overencumbered property, **56:115**
 Subpartnership, use of, **56:114**
 Third party as new partner, **56:112, 56:113**
 COD income among partners, allocation of, **56:108 to 56:110**
 Forgiveness of debt, **56:107 to 56:110**
 General partnerships, allocation of COD income among partners, **56:109**
 Limited partnerships, allocation of COD income among partners, **56:110**
 LLCs, allocation of COD income among partners, **56:110**
 Nonrecourse lender as new partner.
 Admitting new partner to partnership, above this group
 Recognition of forgiveness of debt at partnership level, **56:107**
 Subpartnership, use of, **56:114**
 Tax benefit rule, **56:132**
 Third party as new partner, **56:112, 56:113**
 Third party purchasers, foreclosures and other dispositions of property, **56:135 to 56:137**
 Time and date, **56:46, 56:52**
 Title 11, **56:68**
 Validity, **56:13**
 Value and valuation, **56:94, 56:131**
 Voluntariness. Foreclosures and other dispositions of property, above
 Worthless debt deductions, **56:49**

INDEX

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS**

- Generally, **55:1**
- Admitting new partner to partnership
 - Generally, **55:145**
 - Future deductions, impact on, **55:156**
- Nonrecourse lender, admitting to partnership
 - Generally, **55:151**
 - Impact of shares on liabilities, **55:153**
 - Minimum gain chargeback
 - Debt exchanged for partnership interest, **55:154**
 - Debt remains outstanding, **55:155**
 - Recharacterization of debt as partner recourse, **55:152**
- Third party as new partner
 - Generally, **55:146**
 - Direct admission
 - Generally, **55:147**
 - Book adjustments made, **55:148**
 - Book adjustments not made, **55:149**
 - Subpartnership, use of, **55:150**
- Bankruptcy Abuse Prevention and Consumer Protection Act of 2005** (this index)
- Bankruptcy and insolvency
 - Bankruptcy Abuse Prevention and Consumer Protection Act of 2005** (this index)
 - Exclusion of COD from gross income, 26 USCA § 108
 - Generally, **55:5**
 - Definition of title 11 case, **55:6**
 - Discharge of accrued interest, **55:20**
 - Insolvency exception
 - Generally, **55:7**
 - Contingent liabilities, **55:9**
 - Exempt assets excluded, **55:10**
 - Nonrecourse liabilities, **55:8**
 - Partnership interests, **55:11**
 - Pass-through entities, special rules for
 - Generally, **55:17**
 - Partnerships and LLCs, **55:18**

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Bankruptcy and insolvency—Cont'd
 - Exclusion of COD from gross income, 26 USCA § 108
 - Cont'd
 - Pass-through entities, special rules for—Cont'd
 - S corporations, **55:19**
 - Reduction of tax attributes
 - Generally, **55:12**
 - Amount of reduction, **55:14**
 - Election to reduce depreciable basis, **55:16**
 - Ordering rules, **55:15**
 - Order of reduction, **55:13**
 - Rules. Bankruptcy rules, below
- Bankruptcy rules
 - Generally, **55:159**
 - Individuals, 26 CFR § 1398
 - Generally, **55:160**
 - Creation of separate estate, **55:161**
 - Shifting income to bankruptcy estate, abandonments, **55:170**
 - Taxable year of debtor
 - General rules, **55:168**
 - Utility of short-period election, **55:169**
 - Taxable year of estate, **55:162**
 - Taxation of estate
 - Generally, **55:163**
 - Computation and payment of tax, **55:166**
 - Deductions of estate, **55:165**
 - Income of estate, **55:164**
 - Termination of bankruptcy estate, **55:167**
 - Partnerships and corporations, 26 CFR § 1399, **55:171**
- Basic statutory framework for dealing with cancellation of indebtedness income
 - Generally, **55:2**
 - Amount realized vs cancellation of indebtedness income, **55:3**
 - Exclusion of COD from gross income, 26 USCA § 108, below

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Basic statutory framework for dealing with cancellation of indebtedness income—Cont'd
 - Information returns required for creditors in a discharge
 - Financial and government entities, returns required by, **55:54**
 - Foreclosure and abandonment of security, returns for, **55:53**
- Bright-line rules. Debt-for-debt exchanges and debt modifications, below
- Cancellation of indebtedness (COD)
 - Bankruptcy and insolvency, above
 - Exclusion of COD from gross income, 26 USCA § 108, below
 - Special partnership and LLC issues, below
- COD. Cancellation of indebtedness (COD), above
- Corporations, bankruptcy rules, **55:171**
- Debt-for-debt exchanges and debt modifications
 - Generally, **55:55**
 - Bright-line and safe harbor rules, significant modifications
 - Obligor or security, change in
 - Generally, **55:65**
 - Accounting or financial covenants, **55:70**
 - Co-obligor, addition or deletion on, **55:66**
 - Nature of debt instrument, change in, **55:69**
 - Priority of debt, change in, **55:68**
 - Security or credit enhancement, change in, **55:67**
 - Substitution of new obligor, **55:65**
 - Timing of payments, change in, **55:64**
 - Yield, change in, **55:63**
 - Debtor, tax consequences to, **55:75**
 - Issue price, determining
 - Generally, **55:79**
 - Application of OID principles, **55:76**

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Debt-for-debt exchanges and debt modifications—Cont'd
- Issue price, determining—Cont'd
 - Contingent reductions of debt, **55:88**
 - Definition of OID, **55:77**
 - General rule of section 1274
 - Generally, **55:80**
 - Adequate stated interest, **55:81**
 - Imputed principal amount, **55:82**
 - Potentially abusive situations, **55:83**
 - Issue price
 - Generally, **55:79**
 - Modifications occurring in connection with sales
 - Generally, **55:84**
 - Postsale modifications, **55:86**
 - Presale modifications, **55:85**
 - Modifications of installment notes § 453B, **55:90**
 - Generally, **55:89**
 - Dispositions under § 453B, **55:91**
 - Modification not resulting in dispositions, **55:92**
 - Modifications which constitute disposition, **55:93**
 - Modifications of pre-1985 seller debt, **55:87**
 - Stated redemption price at maturity, **55:78**
- Lender, tax consequences to
 - Generally, **55:71**
 - Accrual method lenders, **55:72**
 - Cash method lenders, **55:73**
 - Possible tax planning opportunities, **55:74**
- Modification
 - Generally, **55:56**
 - Bright-line and safe harbor rules, significant modifications, above
 - Failure to perform, **55:59**
 - General rule, **55:57**
 - Operation of terms, alterations by, **55:58**

INDEX

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Debt-for-debt exchanges and debt modifications—Cont'd
 - Modification—Cont'd
 - Significant modifications
 - Generally, **55:61**
 - Bright-line and safe harbor rules, above in this group
 - General rule, **55:62**
 - Time of, **55:60**
- Exclusion of COD from gross income, 26 USCA § 108
 - Generally, **55:4**
 - Additional provisions of 26 USCA § 108
 - Generally, **55:37**
 - Contributions to capital, below
 - Related party, acquisition of debt by, 26 USCA § 108(e)(4), below
 - Bankruptcy and insolvency, above
 - Contributions to capital, 26 USCA § 108(e)(6)
 - Corporations, contributions to, **55:46**
 - Partnerships and LLCs, contributions to, **55:47**
 - Debt for debt exchanges and debt modifications, 26 USCA § 108(e)(10), **55:52**
 - Debt for equity exchanges, pre-1993 26 USCA § 108(e)(10) and post-1993 26 USCA § 108(e)(8)
 - Generally, **55:48**
 - Corporated exchanges, after Dec. 31, 1994, **55:50**
 - Corporated exchanges, before Dec. 31, 1994, **55:49**
 - Partnership and LLC exchanges, **55:51**
 - Nonbankrupt and solvent taxpayers
 - Generally, **55:21**
 - Discharge of deferred deductions, 26 USCA § 108(e)(2), **55:22**
 - Purchase price adjustments
 - Generally, **55:23**
 - Application of 26 USCA § 108(e)(5) to partnerships, **55:26**

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Exclusion of COD from gross income, 26 USCA § 108—Cont'd
 - Nonbankrupt and solvent taxpayers
 - Cont'd
 - Purchase price adjustments
 - Cont'd
 - Judicial exception to recognition, **55:24**
 - Reduction in basis, **55:27**
 - Statutory exception to recognition, 26 USCA § 108(e)(5), **55:25**
 - Qualified real property indebtedness, 26 USCA § 108(a)(1)(D)
 - Generally, **55:28**
 - Corporations, application of 26 USCA § 108(a)(1)(D) to, **55:30**
 - Partnerships and LLCs, application of 26 USCA § 108(a)(1)(D) to, **55:29**
 - Reduction of nonrecourse indebtedness
 - Fulton Gold* and IRS Rev Rul 91-31
 - Generally, **55:31**
 - Commentary and summary, **55:36**
 - Does *Fulton Gold* still have any vitality, **55:34**
 - Gershkowitz*, **55:33**
 - Rev Rul 91-31, **55:35**
 - Rev Rule 82-202, **55:32**
 - Related party, acquisition of debt by, 26 USCA § 108(e)(4)
 - Generally, **55:38**
 - Additional regulations, **55:45**
 - Correlative adjustments, **55:43**
 - Definition of related party, **55:39**
 - Direct acquisitions of debt, **55:41**
 - Effective date of regulations, **55:40**
 - Exceptions, **55:44**
 - Indirect acquisitions of debt, **55:42**
 - Foreclosures and other dispositions of property, voluntary and involuntary
 - Definitions
 - Nonrecourse vs recourse, generally, **55:102**

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Foreclosures and other dispositions of property, voluntary and involuntary—Cont'd
 - Definitions—Cont'd
 - Trustee's abandonment, **55:103**
 - Examples, **55:105**
 - Nonrecourse debt
 - Conversion of recourse debt to, **55:99**
 - One or two transactions, **55:100**
 - Partial nonrecourse debt, **55:101**
 - Recourse debt
 - Bifurcated approach, generally, **55:97**
 - Conversion of recourse debt to nonrecourse debt, **55:99**
 - Determining fair market value, **55:98**
 - Sale or exchange treatment
 - Generally, **55:94**
 - Allocation of proceeds between principal and accrued interest, **55:96**
 - Like-kind exchange treatment in anticipation of foreclosure or deed in lieu of foreclosure, **55:95**
 - Timing of gain or loss, **55:104**
 - Forgiveness. Special partnership and LLC issues, below
 - Fulton Gold*. Exclusion of COD from gross income, 26 USCA § 108, above
- Lenders, tax consequences to
 - Accrual of interest, **55:106**
 - Acquisition of property by nonseller, **55:114**
 - Bad debt reduction, **55:115**
 - Reacquisition of real property by lender
 - § 1038, general rule, **55:107**
 - Basis and holding period of reacquired property, **55:110**
 - Exception to general rule, **55:109**
 - Requirements of § 1038, **55:108**
 - Special rules
 - Development of property prior to reacquisition, **55:111**

**TAX CONSEQUENCES TO
BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Lenders, tax consequences to—Cont'd
 - Reacquisition of real property by lender—Cont'd
 - Special rules—Cont'd
 - Prior treatment of installment note as worthless, **55:113**
 - Subsequent pledge of installment note, **55:112**
 - Limited liability companies (LLC). Special partnership and LLC issues, below
 - Nonrecourse debt
 - Admitting new partner to partnership, above
 - Foreclosures and other dispositions of property, voluntary and involuntary, above
 - Partnership
 - Admitting new partner to partnership, above
 - Bankruptcy rules, **55:171**
 - Special partnership and LLC issues, below
 - Recourse debt. Foreclosures and other dispositions of property, voluntary and involuntary, above
 - Safe harbor rules. Debt-for-debt exchanges and debt modifications, above
 - Special partnership and LLC issues
 - Generally, **55:116**
 - Admitting new partner to partnership, above
 - At risk rules, § 465
 - Amounts not included in at risk amount, **55:131**
 - At risk amounts, **55:130**
 - General rules, **55:129**
 - Recapture of prior losses, **55:132**
 - Basis of partner in his partnership interest, determining, general statutory scheme
 - General rules, **55:118**
 - Impact of § 752, **55:119**
 - Determining partner's share of partnership's liabilities, § 752, general statutory scheme
 - Generally, **55:121**

INDEX

TAX CONSEQUENCES TO

**BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Special partnership and LLC issues—Cont'd
 - Determining partner's share of partnership's liabilities, § 752, general statutory scheme—Cont'd
 - Nonrecourse liabilities, **55:123**
 - Recourse liabilities, **55:122**
 - Distributions in excess of basis, § 731(a)(1), general statutory scheme, **55:120**
 - Distributions of partner notes, Rev Rul 93-7
 - Analysis and holding, **55:158**
 - Fact pattern, **55:157**
 - Forgiveness. Partnership workouts involving debt forgiveness, below this group
 - General statutory scheme, **55:117 to 55:132**
 - Partnership allocations, § 704(b), general statutory scheme
 - Generally, **55:124**
 - Nonrecourse liability, allocations attributable to
 - Allocating deductions, **55:127**
 - Minimum gain chargebacks, **55:125, 55:126**
 - Revaluing partnership's assets, book-ups and book-downs of capital accounts, **55:128**
 - Partnership workouts involving debt forgiveness
 - Allocation of COD among partners
 - Generally, **55:134**
 - General partnerships, **55:135**
 - Limited partnerships, below in this subgroup
 - Cancellation of indebtedness (COD). Allocation of COD among partners, above in this subgroup
 - Limited partnerships, allocation of COD among partners
 - Generally, **55:136**
 - Nonrecourse debt, **55:137**
 - Recourse debt, **55:138**

TAX CONSEQUENCES TO

**BORROWERS, INVESTORS,
AND LENDERS—Cont'd**

- Special partnership and LLC issues—Cont'd
 - Partnership workouts involving debt forgiveness—Cont'd
 - Limited partnerships, allocation of COD among partners—Cont'd
 - Special allocations of COD, **55:139**
 - Recognition at partnership level, **55:133**
 - Rev Rule 92-97
 - § 704(b), **55:142**
 - Allocating COD income among partners, **55:140**
 - Cancellation of nonrecourse debt, **55:144**
 - Fact patterns, **55:141**
 - Timing of basis reduction, **55:143**

TAXES

- See also **Tax Consequences of Workouts** (this index)
- See also **Tax Consequences to Borrowers, Investors, and Lenders** (this index)
- Adjustment of debts of individuals, bankruptcy chapter 13, automatic stay, exception for postpetition property taxes, **35:33**
- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Bankruptcy, foreclosure, preiling workout considerations, **36:28**
- California practice** (this index)
- Construction Law and practice** (this index)
- Federal Taxes** (this index)
- Florida practice, foreclosure by action and sale, priority of interests, **75:24**
- Income Tax** (this index)
- Judicial foreclosure, judgment or decree, **18:37**
- Junior lenders and lienholders, wraparound mortgages, **29:16**
- Ohio practice, protection of property and interests therein, **84:10**

TAXES—Cont'd

- Property Taxes** (this index)
- Reorganization under chapter 12 of bankruptcy code, farms and ranches, **41:51**
- Texas practice** (this index)
- Waste, nonpayment of taxes, **14:15**
- Workouts. **Tax Consequences of Workouts** (this index)

TAX LIENS

- California practice, nonjudicial foreclosure, notice of sale, **74:156**
- Federal Tax Liens** (this index)
- Priorities Among Lien Claimants** (this index)
- Texas practice** (this index)

TAX STATUS

- Modification of mortgages on owner-occupied residences, **4:28**

TEMPORARY LOANS BETWEEN LENDERS

- Transfer of mortgage by lender, **27:5**

TENANCY BY ENTIRETY

- Bankruptcy, **39:13**

TENANCY IN COMMON

- Bankruptcy, **39:14**

TENANT

- Landlord and Tenant** (this index)

TENDER

- Arizona practice, tender of performance, timely, defenses, **73:66**
- Bonding companies, tender by surety of completing contractor to owner, performance bonds, **47:20**
- New York practice** (this index)

TENDER OF AMOUNT DUE

- Bars to foreclosure, **17:24**

TERM FINANCING

- Construction Law and practice** (this index)

TERMINATION

- Bankruptcy, terminated leases, anticipatory lease drafting strategies, **42:3**
- Bankruptcy** (this index)
- California practice** (this index)

TERMINATION—Cont'd

- Deeds in lieu of foreclosure, risks to lender, preserving or terminating mortgagor's tenants' leases, **11:14**
- Mortgages** (this index)
- Multiple breach clauses, early termination clauses in bankruptcy, **42:19**
- Possession** (this index)

TERRITORIAL JURISDICTION

- Ohio practice, foreclosure by action, **84:21**

TESTING

- Environmental issues, protections and remedies available in transactions involving property with potential environmental liability, **61:66**

TEXAS PRACTICE

- Acceleration. Default prior to foreclosure, below
- Bankruptcy
 - Equitable subordination. Costs and liabilities resulting from control of borrower, below
- Damages
 - Wrongful foreclosure, below
- Default prior to foreclosure
 - Acceleration. Installment note and acceleration, below in this group
- Equitable relief. Wrongful foreclosure, below
- Foreclosure. Real property foreclosures, below
- Installment note and acceleration.
 - Default prior to foreclosure, above
- Notice
 - Wrongful foreclosure, below
- Preliminary considerations
 - Costs and liabilities resulting from control of borrower, above
- Real property foreclosures
 - Default prior to foreclosure, above
- Reverse mortgages. Home equity loans and reverse mortgages, above
- Substitute trustee. Appointment of trustee and substitute trustee, above
- Taxes
 - State tax liens, above

INDEX

TEXAS PRACTICE—Cont'd

- Trustee
 - Appointment of trustee and substitute trustee, above

THEFT

- Mortgages, identity theft, **51:36 to 51:38**

THIRD PARTIES

- Construction law and practice, **69:9**
 - Hazardous Waste, Liability For** (this index)
- Mortgages, third party defenses to, holder in due course, enforcement of mortgage, **27:101**
- Tax Consequences of Workouts** (this Index)
- Workouts** (this index)

THRIFT INSTITUTIONS

- Accounting and Regulatory Implications Of Workouts and Foreclosures** (this index)
- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Conversion to bank, Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), **64:20**
- Office Of Thrift Supervision (OTS)** (this index)

TIMBER

- Fixtures, security interest, **54:21**
- Revised article 9 and real property, timber to be cut, filing office, **21:36**

TIMBERS CASE

- Adjustment of debts of individuals, bankruptcy chapter 13, **31:88**

TIME

- Adjustment of debts of individuals, bankruptcy chapter 13, timing of petition, mortgages, treatment of, **35:104**
- Architectural contracts, dealing with architects, **70:75**
- Arizona practice** (this index)
- Bankruptcy** (this index)
- California practice, time of loan origination, unsecured or partially secured notes at, deficiency judgments,

TIME—Cont'd

- purchase money mortgages: CCP § 580b, **74:113**
- Environmental issues, end to liability, owner, purchaser and seller as, sale of property to avoid post-transaction liability of transferor, **61:28**
- Florida practice, foreclosure sale procedures, **75:49**
- Housing and Urban Development (HUDFHA) mortgages, termination of, single family HUD mortgage insurance, conveyance of home properties to HUD and mortgage insurance claims, **28:61**
- Illinois practice, time of redemption, **77:21**
- Redemption, period to redeem after sale, **23:6**
- Tax consequences of workouts, **56:46, 56:52**
- Workouts, construction mortgage loans, timing problems, **6:9**

TIMESHARES

- Bankruptcy** (this index)

TITLE

- California practice** (this index)
- Confirmation of sale and deficiency judgments, title obtained by purchaser, **22:9**
- Construction Law and practice** (this index)
- Housing and Urban Development (HUDFHA) mortgages, single family HUD mortgage insurance, conveyance of home properties to HUD and mortgage insurance claims, **28:62**
- Insurance. **Title Insurance** (this index)
- Judicial Foreclosure** (this index)
- Marketability Of Title** (this index)
- Nonjudicial Foreclosure** (this index)
- Ohio practice, rights, and remedies of purchasers, foreclosure by action, **84:52**
- Summary proceedings to obtain possession, attacking validity of title, **57:94**
- Waste, intermediate and lien theory states, factors affecting lender's

TITLE—Cont'd

ability to obtain remedy, **14:21**

TITLE EXAMINER

Construction law and practice, disposition, contracts for title, **70:144**

TITLE INSURANCE

Generally, **48:1**

Bankruptcy

Generally, **48:36**

Avoidance of fraudulent conveyances, **48:37**

Avoidance of preferential transfers

Generally, **48:38**

Antecedent debt, conveyances granted to secure, **48:40**

Deeds in lieu of foreclosure, **48:39**

Delayed mortgage recordings, **48:41**

Recharacterization issues, **48:42**

Sales of property from bankrupt estate, **48:43**

Creditors' rights exclusion, insuring over, **48:49**

Deeds in lieu of foreclosure, bankruptcy, avoidance of preferential transfers, **48:39**

Environmental issues

Due diligence: guide to liability risk management, continuing due diligence/compliance, **63:15**

Purchase and sale of property, protections and remedies available in transactions involving property with potential environmental liability, **61:70**

Escrow and closing services, title's insurers' liability for

Introduction, **48:50**

Title companies' duties as escrow and closing agents, **48:51**

Escrow and closing services, underwriters' liability for agents'

Pursuant to closing protection letter, **48:52**

Measure of loss under closing protection letters, **48:55**

Nexus between title insurance policies and closing protection letters, **48:54**

TITLE INSURANCE—Cont'd

Escrow and closing services, underwriters' liability for agents'—Cont'd

Pursuant to closing protection letter, **48:52—Cont'd**

Underwriter's liability for agents' acts absent closing protection letter, **48:56**

Who is protected, **48:53**

Foreclosures and deeds in lieu

Reliance on original lender's policy v obtaining new owner's policy, **48:35**

Title risks in deeds in lieu of foreclosure

Avoidance pursuant to creditors' rights laws, **48:31**

Merger of mortgage lien into fee, **48:34**

Recharacterization of deed as mortgage, **48:33**

Satisfaction of antecedent debt as payment of new value, **48:32**

Title risks in foreclosure proceedings

Commitment to insure high bidder at foreclosure sale, **48:30**

Foreclosure guarantees, **48:24**

Foreclosure sale purchasers' risks

Avoidance of foreclosure sale as fraudulent conveyance, **48:29**

Mortgagors' appeal, **48:27**

Omitted parties, **48:26**

Redemption rights, **48:28**

Mortgagees' risks, **48:24**

Mortgagors' defenses, **48:25**

Liability of title insurers, **48:1**

Limits on title insurance protection

Paying the insured's loss, basic indemnification obligations, **48:21**

Title insurance alternatives under policy to indemnification of its insureds

Generally, **48:16**

Defending and establishing title as insured, **48:19**

Paying the policy amount, **48:17**

Purchasing the indebtedness secured by an insured

INDEX

TITLE INSURANCE—Cont'd

- Limits on title insurance protection—Cont'd
 - Title insurance alternatives under policy to indemnification of its insureds—Cont'd
 - mortgage, **48:20**
 - Settling the claim, **48:18**
- Mortgage modifications, **4:30**
- Priorities among lien claimants, mechanics' and materialmen's liens, owner's and lender's protection against mechanics' liens, **46:43**
- Scope of coverage
 - Policy
 - Conditions, **48:14**
 - Excepted items from coverage, **48:13**
 - Exclusions from coverage
 - Generally, **48:11**
 - Violations of laws and exercise of governmental police powers, **48:12**
 - Insured interest, **48:10**
 - Lender's policy
 - Generally, **48:5**
 - Invalidity of assignment of insured mortgage, **48:9**
 - Invalidity or unenforceability of lien of insured mortgage, **48:6**
 - Lack of priority over mechanics' liens, **48:8**
 - Priority of any lien or encumbrance over insured mortgage lien, **48:7**
 - Risks assumed by insurer, **48:4**
 - Standard policy, **48:3**
 - Title insurance fundamentals, **48:2**
 - Special risks in foreclosures, workouts, and bankruptcies, **48:23**
 - Workouts
 - Antecedent debt, mortgages or deeds granted on account of, **48:47**
 - Construction mortgage loans
 - Problems affecting workout
 - Third party rights, **6:14**
 - Mechanics' liens, **48:46**
 - Option of mortgagee to purchase mortgaged land, **48:48**

TITLE INSURANCE—Cont'd

- Workouts—Cont'd
 - Relevant endorsements, **48:45**
 - Relevant policy clauses, **48:44**

TITLE REPORT

- Arizona practice, foreclosure of mortgages, commencement of action, **73:17**

TITLE SEARCH

- Foreclosure
 - Generally, **17:33**

TITLE THEORY STATES

- Default** (this index)

TORRENS SYSTEM

- Priorities among lien claimants, real property recording acts, **46:26**

TORT ACTIONS

- D'Oench, Duhme* doctrine, limitations on, **53:28**
- Environmental issues, owner, purchaser and seller as, **61:29**
- Interference With Contract or Business Relations** (this index)
- Waste** (this index)

TRADE FIXTURES LAW UNDER UCC

- Fixtures, defining, **54:15**

TRANCHES

- Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:84**

TRANSACTION SCREEN

- Environmental due diligence: guide to liability risk management, ASTM standards, **63:5**

TRANSMITTING UTILITIES

- Revised article 9 and real property, filing of financing statements, filing office, **21:37**

TRIAL

- California practice** (this index)
- Florida practice** (this index)
- Jury Trial** (this index)

TROUBLED ASSET RELIEF

PROGRAM (TARP)

Generally, **4:22**
 Fraud Enforcement and Recovery Act of 2009 (FERA), **52:11**

TRUST DEED

Secured instruments
 Generally, **83:4 et seq.**
 Actions of substitute trustee, **83:8**
 Enforcement, **83:14**
 Substitute trustee, **83:7**
 Trustee, **83:6**
 Validity, **83:5**

TRUSTEE

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)
Asset Securitization and Commercial Mortgage-Backed Securities (this index)
Bankruptcy (this index)
California practice (this index)
Nevada (this index)
Nonjudicial Foreclosure (this index)
North Carolina practice (this index)
Reorganization Under Chapter 11 of Bankruptcy Code (this index)
Substitution Of Trustee (this index)
Texas practice (this index)
Trust Deed (this index)

TRUSTS

Actions primarily against, **66:23**

TRUTH-IN-LENDING ACT

Regulation Z, **52:41**
Residential Mortgage Lending After FIRREA, Regulation Of (this index)

TURNOVER OF PROPERTY

Bankruptcy (this index)

TWO FUNDS DOCTRINE

Judicial foreclosure, marshalling assets
 Generally, **18:30**
 California practice, **74:72**

TWO-TIER TRANSACTIONS

Asset securitization and commercial mortgage-backed securities, special

TWO-TIER TRANSACTIONS—Cont'd

purpose entity (SPE/SPV), bankruptcy remoteness, **67:28**

UFCA (UNIFORM FRAUDULENT CONVEYANCE ACT)

Fraudulent Conveyances and Transfers (this index)

ULTRA VIRES DOCTRINE

Guarantors, liability of, corporation law, defenses arising under, **49:6**

UNCLEAN HANDS

New York practice, defenses to acceleration, **82:30**

UNCONSCIONABILITY

Arizona practice, defenses, **73:67**
 New York practice, defenses to acceleration, **82:28**

UNDERSECURED MORTGAGES

Adjustment of debts of individuals, bankruptcy chapter 13, payment of interest, **35:119**

UNDERWRITING

Bonding companies, liability of, **47:12**
Residential Mortgage Lending After FIRREA, Regulation Of (this index)

UNEXPIRED LEASE

Adjustment of Debts of Individuals, Bankruptcy Chapter 13 (this index)
Bankruptcy (this index)

UNIFIED FORECLOSURE

California practice (this index)

UNIFORM ACTS

Fraudulent Conveyances and Transfers (this index)

UNIFORM COMMERCIAL CODE

California practice (this index)
Fixtures (this index)
 Liability of lender for controlling debtor and for other acts
 Good faith, lack of, **8:24**
Mortgages (this index)
Revised Article 9 and Real Property (this index)

INDEX

UNIFORM CONDITIONAL SALES ACT

Fixtures, history and purpose of UCC 9-313, defining fixture, **54:11**

UNIFORM CONSUMER CREDIT CODE

Mortgages (this index)

UNIFORM FRAUDULENT CONVEYANCE ACT (UFCA)

Fraudulent Conveyances and Transfers (this index)

UNIFORM FRAUDULENT TRANSFER ACT (UFTA)

Fraudulent Conveyances and Transfers (this index)

UNIFORMITY

Fixtures, history and purpose of UCC 9-313, **54:9**

UNITED STATES TRUSTEES

Bankruptcy (this index)

UNJUST ENRICHMENT

California practice, deficiency judgments, purchase money mortgages: CCP § 580b, **74:104**

UNPREDICTABILITY

Construction law and practice, **70:210**

UPSET BIDS

North Carolina practice (this index)

UPSET PRICE

Appraisal as upset amount, confirmation of sale and deficiency judgments, **22:12**

Confirmation of sale and deficiency judgments, power to establish upset price, **22:23**

USURY

Generally, **30:1**

Arizona practice, defenses, **73:77**

Commercial mortgages, prepayment penalties in, **25:17**

Conflict of laws, **30:7**

Constitutional law

State constitutional provisions governing usury, **30:10**

USURY—Cont'd

Constitutional law—Cont'd

Usury statutes, constitutionality of, **30:8**

Definition and elements of usury

Generally, **30:3**

Interest rate higher than legal rate, **30:5**

Loan or forbearance of money, **30:4**

Wrongful intent, **30:6**

Exemptions, statutory, **30:9**

Federal preemption of state usury laws, **30:11**

Florida practice, **75:13**

Michigan practice, **80:66**

Nevada, **81:42**

New York practice, defenses to acceleration, **82:36**

Remedies for usurious contracts, **30:2**

Typical provisions, **30:9**

UTILITIES

Transmitting utilities, revised article 9 and real property, filing of financing statements, **21:37**

VA

Veterans Administration (VA) Mortgages (this index)

VACATING CONFIRMED SALE

Court powers, statutes dealing with, **22:22**

VALUATION OF RENTS FOR CONFIRMATION

Bankruptcy (this index)

VALUE

Adjustment of debts of individuals, bankruptcy chapter 13, value of secured claims, confirmation of plan, **35:71**

Deeds in lieu of foreclosure, risks to lender, **11:4**

Fair Market Value (this index)

Florida practice, considerations prior to foreclosure, **75:16**

Fraudulent Conveyances and Transfers (this index)

Holder in due course, mortgages, **27:93**

Tax consequences of workouts, **56:94, 56:131**

VALUE—Cont'd

Willfully overvaluing land, property or security, **52:36**

VARIABLE INTEREST RATE NOTES

Holder in due course, mortgages, **27:89**

VARIATIONS

Construction Law and practice (this index)

VENDEE LIENS

California practice, judicial foreclosure, parties to be joined as defendants, **74:56**

Parties to be joined as defendants, judicial foreclosure, holders of equitable claims, **18:16**

VENDOR LIENS

California practice, judicial foreclosure, parties to be joined as defendants, **74:55**

Ohio practice, **84:14**

Parties to be joined as defendants, judicial foreclosure, holders of equitable claims, **18:15**

Priorities among lien claimants, **46:28**

Residential mortgage lending after FIRREA, regulation of, origination, closing, **65:36**

VENUE

Arizona practice, enforcement of mortgages, **73:16**

California practice, judicial foreclosure, **74:44**

Florida practice, foreclosure by action and sale, **75:21**

Judicial foreclosure, **18:3**

Michigan practice (this index)

New York practice, judicial foreclosure, **82:38**

Ohio practice, foreclosure by action, **84:23**

Reorganization under chapter 11 of bankruptcy code, filing petitions, early motions, and responses, **34:19**

Summary proceedings to obtain possession, **57:45**

**VETERANS ADMINISTRATION (VA)
MORTGAGES**

Arizona practice, enforcement of guaranteed loans, **73:34**

VETERANS ADMINISTRATION (VA)

MORTGAGES—Cont'd

Conveying property to VA after foreclosure

Conditions for conveyance, **28:20**

Election to convey, **28:18**

Right to convey, **28:19**

Deeds in lieu of foreclosure, **11:16**

Foreclosure of VA loan

Generally, **28:12**

Appraisal by VA and instructions

Generally, **28:14**

Amount not specified by VA, **28:16**

Lender, foreclosure by, **28:17**

Specified amount, **28:15**

Conveying property to VA after foreclosure, above

Recording of notice of default with copy to VA, **28:13**

Residential mortgage lending after FIRREA, regulation of

Generally, **65:3**

Assumability, notice of restriction on, **65:29**

Termination of governmentally or privately insured mortgages

Generally, **28:2**

Bankruptcy of borrower, **28:21**

Conveying property to VA after foreclosure, above

Decision to terminate loan

Generally, **28:6**

Default, reporting, **28:7**

Filing notice of intention to foreclose, **28:9**

Interim loan status, reporting, **28:8**

Reinstatement and continued servicing, **28:10**

Deeds in lieu of foreclosure, **28:11**

Direct loans to veterans, **28:3**

Foreclosure of VA loan, above

Guaranteed loans by VA, **28:4**

Repurchase of loans by VA, **28:22**

Servicing guidelines, loans, **28:5**

Summary, **28:23**

VIDEO DISPLAY TERMINALS

Workplace Safety (this index)

VIETNAM-ERA VETERANS

Personnel Manual (this index)

INDEX

VIOLATIONS

- Labor-Management Reporting and Disclosure Act** (this index)
- National Labor Relations Act** (this index)
- National Labor Relations Board** (this index)
- No-Strike Clause or Agreement** (this index)
- Personnel Manual** (this index)
- Railway Labor Act** (this index)
- Repeated Matters** (this index)
- Unfair Labor practices** (this index)
- Unions and Union practices** (this index)
- Worker Adjustment and Retraining Notification Act** (this index)
- Workplace Safety** (this index)

VIOLENCE

- National Labor Relations Act** (this index)
- Threats** (this index)
- Unfair Labor practices** (this index)

VIRGINIA

- Compensation
 - Assignments, above
 - Child labor, above
 - Form of payment, below
 - Garnishment, below
 - Minimum wages, below
 - Overtime pay, below
 - Payment of compensation, below
 - Support withholding, below
- Conditions of employment. Terms, conditions and privileges of employment, below
- Employment practices
 - Conditions of employment. Terms, conditions and privileges of employment, below
 - Court proceedings, above
 - Criminal penalties, below
 - Job discrimination agencies, below
 - Job discrimination proceedings, below
 - Privileges of employment. Terms, conditions and privileges of employment, below

VIRGINIA—Cont'd

- Employment practices—Cont'd
 - Retention of employees. Selection and retention of employees, below
 - Selection and retention of employees, below
 - Terms, conditions and privileges of employment, below
- Payment of compensation
 - Form of payment, above
 - Support withholding, below
- Privileges of employment. Terms, conditions and privileges of employment, below
- Reports. Records and reports, above
- Retention of employees. Selection and retention of employees, below
- Workplace Safety** (this index)

VIRGIN ISLANDS

- Conditions of employment. Terms, conditions and privileges of employment, below
- Employment practices
 - Conditions of employment. Terms, conditions and privileges of employment, below
 - Court proceedings, above
 - Job discrimination agencies, below
 - Job discrimination proceedings, below
 - Privileges of employment. Terms, conditions and privileges of employment, below
 - Terms, conditions and privileges of employment, below
- Privileges of employment. Terms, conditions and privileges of employment, below

VOIDABLE PREFERENCE ISSUES

- Guarantors, liability of, **49:14**

VOID OR VOIDABLE

- Bankruptcy, actions in violation of stay, **31:46**
- Deeds in lieu of foreclosure, risks to lender, **11:12**

VOLUNTARY ACTS AND MATTERS

- Modification of mortgage, voluntary and involuntary, **4:1 et seq.**

VOLUNTARY ACTS AND MATTERS

—Cont'd

Summary proceedings to obtain possession, **57:57**

Tax Consequences of Workouts (this index)

VOTING AND CLASSIFICATION

Reorganization Under Chapter 11 Of Bankruptcy Code (this index)

WAIVER AND ESTOPPEL

Adjustment of debts of individuals, bankruptcy chapter 13, waiving defaults, **35:47**

Arizona practice (this index)

Bankruptcy (this index)

California practice (this index)

Defenses, attacks of validity of sale, **19:23**

D'Oench, Duhme doctrine, equitable defenses, estoppel of government, **53:25**

Foreclosure, waiver or estoppel of lender as bar to, **17:26**

Liability of lender for controlling debtor and for other acts, **8:48**

Mechanics' liens, owner's and lender's protection against, lien waivers, **46:42**

Mortgages (this index)

New York practice (this index)

Nonjudicial foreclosure, North Carolina, **83:61**

Subrogation rights, waiver of, priorities among lien claimants, **46:74**

Texas practice (this index)

WARRANTIES

Asset securitization and commercial mortgage-backed securities, reducing risk of default, **67:74**

Full warranty sale, construction law and practice, disposition, contracts for, project condition, **70:151**

Implied Warranty (this index)

Revised article 9 and real property, sale of collateral, **21:63**

Texas practice (this index)

WASTE

Generally, **14:1**

WASTE—Cont'd

Abandonment and disuse, **14:10**

Active versus permissive waste, **14:3**

Arizona practice, waste during redemption period, **73:109**

California practice (this index)

Categories of waste, **14:2 to 14:4**

Choice of remedies, **14:19**

Covenants against waste

Generally, **14:29**

Financial waste, **14:30**

Repair, covenants to, **14:31**

Crops, **14:7**

Cutting timber, **14:5**

Damages caused by waste, actions for

Contract theory, **14:27**

Substitute collateral theory, **14:28**

Tort theory

Generally, **14:24**

Substantial impairment of security, **14:25**

Tortfeasor as third party, **14:26**

Default, remedies of lender upon, **13:4, 13:19**

Definitions, **14:2 to 14:4**

Delaying foreclosure, **14:16**

Disrepair of premises, **14:9**

Disuse, **14:10**

Examples of waste, **14:5 to 14:16**

Factors affecting lender's ability to obtain remedy

Generally, **14:20**

Insolvency of borrower, **14:22**

Miscellaneous factors, **14:23**

Title, intermediate and lien theory states, **14:21**

Financial versus physical waste, **14:4**

Fire, **14:11**

History, **14:2 to 14:4**

Insure, failure to, **14:13**

Interest, nonpayment of, **14:12**

Liens, nonpayment of, **14:14**

Mining, **14:6**

Misappropriation of rents and profits, **14:8**

Parties involved

Persons who are entitled to sue for waste, **14:18**

INDEX

WASTE—Cont'd

- Parties involved—Cont'd
 - Persons who may be liable for waste, **14:17**
- Security subjected to waste, **13:108**
- Taxes, nonpayment of, **14:15**

WEBSITES

- Modification of mortgages on owner-occupied residences, **4:32**

WHOLE, SALE AS

- Parcels Or Bulk, Sale In** (this index)

WILD DEEDS

- Priorities among lien claimants, chain of title problems, **46:19**

WINDFALL LIEN

- Brownfields, environmental issues, **62:6**

WIRE FRAUD

- Mail Fraud** (this Index)

WITHHOLDING CONFIRMATION

- Statutory grounds for, **22:21**

WORKING CAPITAL

- Bankruptcy** (this index)

WORKOUTS

- Accounting and Regulatory Implications of Workouts and Foreclosures** (this index)
- Adjustment of debts of individuals, bankruptcy chapter 13, mortgages, **35:103**
- Agreement construction loan workout, **App. 5A**
- Assessment of situation
 - Generally, **3:6**
 - Factual audit, below
 - Legal audit, below
 - Regulatory audit, below
- Asset Securitization and Commercial Mortgage-Backed Securities** (this index)
- Avoiding lender liability
 - Actions by lender to improve position prior to bankruptcy of borrower-debtor, effect of
 - Generally, **3:20**
 - Control of debtor by lender, **3:21**

WORKOUTS—Cont'd

- Avoiding lender liability—Cont'd
 - Actions by lender to improve position prior to bankruptcy of borrower-debtor, effect of—Cont'd
 - Insider for preferential transfers in bankruptcy, lender as, **3:21, 3:22**
 - Preference paid to outsider with insider guarantees, **3:22**
 - Control of debtor by lender
 - Generally, **3:17**
 - Excessive control, effect of, **3:18**
 - Defensive workout strategy, **3:24**
 - Environmental statutes, liability under, **3:23**
 - Summary of lender liabilities, **3:19**
- Banks. Farm/ranch loans, below
- Conclusion, **3:40**
- Construction loans
 - Generally, **69:5**
 - Bankruptcy, **6:11**
 - Planning workout. **Practical and Business Aspects** (this index)
- Construction mortgage loans
 - Generally, **6:1**
 - Agreement, **App. 5A**
 - Causes of default, determining, **6:2**
 - Implementing workout, **6:18**
 - Objectives and options of construction lender
 - Decision to workout, **6:5**
 - Deed in lieu of foreclosure, **6:7**
 - Possession of property during workout, **6:6**
- Parties who may contribute funds to workout, **6:3**
- Problems affecting workout
 - Generally, **6:8**
 - Bankruptcy of borrower, effect of, **6:11**
 - Defenses against construction lender, **6:10**
 - Mechanics' lienors, claims of, **6:12**
 - Priority problems, mechanics' liens, **6:12**
- Third party rights
 - Generally, **6:13**
 - Legal and regulatory problems, **6:17**

WORKOUTS—Cont'd

- Construction mortgage loans—Cont'd
 - Problems affecting workout—Cont'd
 - Third party rights—Cont'd
 - Performance bonds, enforcement of, **6:15**
 - Redemption rights, **6:16**
 - Title companies, rights against, **6:14**
 - Timing problems, **6:9**
 - Status of project, analysis of, **6:4**
 - Default
 - Home mortgage default workout, below
 - Remedies of lender upon default, **13:3**
 - Defenses against construction lender, construction mortgage loans, problems affecting workout, **6:10**
 - Definition and purposes
 - Generally, **3:1**
 - Borrower's objectives, **3:3**
 - Lender's objectives, **3:2**
 - Objectives of lenders and borrowers, **3:4**
 - Enforceability of arbitration agreement, **3:15**
 - Evaluations of alternatives, **3:5**
 - Factual audit
 - Borrower, audit by, **3:8**
 - Lender, audit by, **3:7**
 - Farmers Home Administration (FmHA) (this index)**
 - Farm/ranch loans
 - Agricultural financing
 - Generally, **7:9**
 - Sources of credit
 - Generally, **7:10**
 - Commercial banks, insurance companies, and individuals, **7:16**
 - Commodity Credit Corporation (CCC), **7:15**
 - Farm Credit System (FCS), **7:11 to 7:13**
 - Farmers Home Administration (FmHA), **7:14**
 - Federal land banks (FLB), Farm Credit System (FCS), **7:12**

WORKOUTS—Cont'd

- Farm/ranch loans—Cont'd
 - Agricultural financing—Cont'd
 - Sources of credit—Cont'd
 - Production credit associations (PCA), Farm Credit System (FCS), **7:13**
 - Structure of farm financing, **7:17**
 - Current situation
 - Legislative responses
 - Generally, **7:5**
 - Farm Credit Amendments Act of 1985, **7:7**
 - Food Security Act of 1985, **7:6**
 - State responses, **7:8**
 - National setting, **7:1**
 - Precipitating factors
 - Generally, **7:2**
 - Federal policies, **7:3**
 - Nongovernmental factors, **7:4**
 - Lender's considerations, risks to creditors, bankruptcy challenges, **7:24**
 - Farm/ranch workouts
 - Generally, **7:18**
 - Farm credit system loan servicing, **7:27**
 - Farmer's considerations
 - Analysis of situation, **7:19**
 - Economic issues, **7:21**
 - Emotional issues, **7:20**
 - Tax consequences, **7:22**
 - FmHA loan servicing and debt settlement, **7:26**
 - Lender's considerations
 - Analysis of situation, **7:23**
 - Risks to creditors
 - Lender control risks, **7:25**
 - State programs
 - Generally, **7:28**
 - Debt restructuring, **7:30**
 - Farmer/lender mediation, **7:29**
 - Florida practice, **75:18**
 - Formulation of plan, **3:13**
 - Legal audit
 - Borrower, audit by, **3:10**
 - Lender, audit by, **3:9**
 - Mechanics' lienors, claims of, construction mortgage loans, problems affecting workout, **6:12**

INDEX

WORKOUTS—Cont'd

- Pre-workout agreement, **3:14**
- Priority problems, mechanics' liens, construction mortgage loans, problems affecting workout, **6:12**
- Regulatory audit
 - Generally, **3:11**
 - Special types of real estate, **3:12**
- Residential mortgages
 - Home mortgage default workout, above
- Secured creditors
 - Impact of bankruptcy on
 - Advantages
 - Generally, **3:26**
 - Control over debtor in bankruptcy, **3:28**
 - Incentive to pay secured creditors, **3:27**
 - Information on debtor's affairs, **3:29**
 - Disadvantages, **3:25**
 - Prebankruptcy planning for
 - Generally, **3:30**
 - Additional collateral, obtaining, **3:33**
 - Agreement on consideration or value, **3:34**
 - Avoiding bankruptcy through workout, **3:31**
 - Deed in lieu of foreclosure, **3:37**
 - Exempt collateral, transferring, **3:35**
 - Perfection of secured interests, **3:32**
 - Property taxes, payment of, **3:36**

WORKOUTS—Cont'd

- Secured creditors—Cont'd
 - Prebankruptcy planning for—Cont'd
 - Surety, avoiding loss of, **3:38**
 - Tenant, bankruptcy of, **3:39**
 - Stop Notices** (this index)
 - Subordination clause, **App. 3AC**
 - Taxes. **Tax Consequences of Workouts** (this index)
 - Team, **3:16**
 - Third party rights. Construction mortgage loans, above
 - Title Insurance** (this index)
- ### **WORTHLESS DEBT DEDUCTIONS**
- Tax consequences of workouts, **56:49**
- ### **WORTHLESS SECURITY**
- California practice** (this index)
- ### **WRAPAROUND MORTGAGES**
- Junior Lenders and Lienholders** (this index)
- ### **WRITING**
- Statute Of Frauds** (this index)
- ### **WRONGFUL FORECLOSURE**
- Action before foreclosure decree entered, **18:27**
 - Attacks on validity of sale, **19:24**
 - California practice, **74:171**
 - Nonjudicial foreclosure, **19:24**
 - Texas practice** (this index)
- ### **WRONGFUL SELF-HELP**
- Tenant's remedies for, **57:31**
- ### **YIELD EQUIVALENT FORMULA**
- Challenges to, commercial mortgages, prepayment penalties in, **25:14**