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SURVEY OF FORECLOSURE OPERATIONS

HORACE RUSSELL

General Counsel

HOME OWNERS' LOAN CORPORATION

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Prepared by

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under Direction of

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Foreclosure Section

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C O N T E N T S

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LETTER OF TRANSMITTAL

HISTORY

COMPARISONS

SUMMARY

COST GRAPH

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HOME OWNERS' LOAN CORPORATION
WASHINGTON, D. C.

August 27, 1937

MR. LUKE E. KEELEY, ASSOCIATE GENERAL COUNSEL
HOME OWNERS' LOAN CORPORATION
FEDERAL HOME LOAN BANK BOARD BUILDING
WASHINGTON, D. C.

Dear Mr. Keeley:

Re: Foreclosure Operations and Cost of
Home Owners' Loan Corporation

On or about July 15 you instructed me to make a survey of the Corporation's foreclosure activities throughout the United States, so a careful analysis could be made of costs of every character and the actual time to complete a foreclosure could be ascertained. Cost sheets were printed and a letter for the joint signatures of the General Manager and General Counsel was prepared. This letter was sent to the field on the 30th day of July, requesting the regions to furnish the data required on the cost sheets, in accordance with instructions contained in the letter, on 100 cases picked at random by this office in each state where that many cases could be obtained and on a lesser number in the other states.

I submit herewith the result of that survey, along with a brief history of the foreclosure operations of the Corporation from the authorization of the first case for foreclosure up to and including the date of this letter.

Based on the figures furnished by the field, Mr. Rice, Head Attorney in charge Foreclosure Section submits the following averages:

Average attorney fee in foreclosure cases, \$72.94; additional costs, \$88.32; total, \$161.25. Average voluntary deed fee, \$18.65; costs, \$6.89; total, \$25.54. Average fee for both foreclosure and voluntary deed cases, \$62.82; costs, \$75.63; total, \$138.45. Applying the last three figures to 105,986 cases dispatched through July 31, 1937, (15½% of which are treated as being salaried attorney cases with no attorney fee, 8⅓% withdrawn cases without fee or cost to the Corporation, and 14²/₇% as being voluntary deeds) the attorney's fees will amount to \$5,036,729.40; additional costs, \$7,348,029.38; total, \$12,483,758.78. This discloses an ultimate attorney fee disbursement of \$47.90 on each dispatched foreclosure case, an additional cost of \$69.73, and a total of \$117.23.

In concluding, I want to call your attention to the valuable assistance of Mr. George E. Gibson, of the Legal Staff, in digesting the method of foreclosure of the 48 states and the District of Columbia; and also to the valuable assistance of Mr. Ralph W. Weese, and Mr. C. J. Lester, of the staff of the Division of Research and Statistics, in compiling the figures and furnishing advice on financial and statistical data.

Respectfully submitted,



Henry Beaman
Senior Attorney
Foreclosure Section

HOME OWNERS' LOAN CORPORATION

FORECLOSURE OPERATIONS

* * *

LENDING OPERATIONS

An Act of Congress, dated June 13, 1933, Public Act No. 43, 73rd Congress and known as the Home Owners' Loan Act, as amended, set in motion the most stupendous refinancing operation ever known in the world—the refinancing on a national scale of real estate loans of distressed borrowers who had lost their homes through foreclosure or were in danger of losing them, and the refinancing of such loans held by closed lending institutions.

At the close of lending operations on June 12, 1936, this Corporation had refinanced 1,018,171 loans, amounting to \$3,093,288,213. The average loan was for \$3,028. The total loaned was based on an appraisal of \$4,476,538,658. 1,886,491 applications had been received requesting this Corporation to refinance \$6,173,355,652. 868,320 applications were either withdrawn or rejected.

As a comparison, the last tabulation on original loans on properties authorized for foreclosure reveals their average was \$3,875., and their average appraisal was \$5,201., considerably higher than the average refinancing.

CHARACTER OF LOANS

As practically all loans, with the exception of those made to borrowers whose mortgages were held by closed lending institutions, were to people who were financially distressed and with no immediate source of permanent income, it was to be expected that a large number of foreclosures would result.

FIRST FORECLOSURES

The first foreclosure was authorized on March 7, 1934, on Loan No. 5-C-43 (name deleted) for \$2,270. on a piece of property in Pueblo, Colorado. The reason was "property abandoned, borrower deceased, and heirs unwilling to assume the mortgage." The next loan foreclosed was No. 28-G-79 (name deleted) on an original loan of \$14,000., upon which was an unpaid balance of \$15,039.54; the borrower was totally delinquent and would make no effort to cooperate with this Corporation.

As foreclosures began to grow in number, highly efficient methods became necessary to handle and keep in touch with this operation. By special order of January 10, 1935, the General Counsel directed the Associate General Counsel in Charge of Litigation Division to create immediately, under his direction and supervision, a section to be known as the Foreclosure Section. A Head Attorney was placed in charge.

Special attorneys were assigned on a fee basis to handle the foreclosures in their respective localities, upon recommendation of State Counsel subject to subsequent approval of Regional and General Counsel.

FEE SCHEDULE

A fee schedule was worked out for each state, commensurate with the duties performed and the volume of work each attorney would handle. This was under the supervision of the Attorney in Charge of the Foreclosure Section, by direction of the General Counsel and Associate General Counsel in Charge of the Litigation Division. In arranging fee

schedules and in guarding against excessive fees, it has been estimated in Illinois alone, for instance, that the Corporation, by adopting the present fee instead of that originally urged by local attorneys, will have saved approximately \$1,500,000., if present cases authorized for foreclosure are completed.

DELEGATION
OF AUTHORITY

As the number of foreclosure approvals to be signed each day by the Associate General Counsel reached large proportions in August, 1935, the authority to approve foreclosures was delegated to the Regional Manager and Regional Counsel of each of the eleven regions into which the operations of the Corporation are divided.

INSTRUCTIONS
TO THE FIELD

Another important function was the issuance to the field of the series of general instructions from time to time setting up procedure for efficient foreclosure operation and economical expenditures.

MECHANICAL
TABULATING
MACHINES

In March, 1936, the Associate General Counsel, to keep down expenses and preserve efficiency, began a campaign to "weed out" duplication and eliminate unnecessary effort and work. All foreclosure cases, pending or closed, were coded on cards used on mechanical tabulating machines, such as are used for statistical data in the Census Bureau and other large governmental departments. This coding work, done under the direction of the Division of Research and Statistics, has enabled the Legal Department to tabulate instantly data in regard to the many ramifications of foreclosure work on any particular case or group of cases by counties and states on any possible known breakdown throughout the United States. It is possible to ascertain quickly the number of properties acquired in fee absolute through foreclosure or by deed in lieu of foreclosure; the number of properties upon which the period of redemption is running and its date of expiration; the number of cases suspended pending liquidation of delinquencies; the number of cases where borrowers have liquidated delinquencies and their accounts reinstated as active loans; the number of cases pending and upon which foreclosure by court action or by advertisement under Power of Sale has been instituted, the individual cases, and their locations; the number of months borrowers were delinquent at the time foreclosure was authorized; and the original loan amount and reason for foreclosure.

COST OF
HOME OFFICE
SUPERVISION

In March, 1936, the cost per case per month was 60c. The total number of employees numbered 16. There were 5,033 undisposed cases, with an office "spread" of 315 cases per person per month.

In April, 1937, the number of employees was 25, and the number of undisposed cases 49,385, with an office "spread" of 1,975 cases per person per month. The cost per case per month was 10c. The average increase in personnel from March, 1936, to April, 1937, was 56.3%. The volume of work per person had increased 526.9% and the average cost per active case per month was 20c with a total cost per case for 12 months preceding April, 1937, of \$1.56. With modern methods and constant vigilance, the foreclosure operation has been one of the most efficient, as well as the most economical, of any lending institution in the world.

REASONS FOR
FORECLOSURE

In view of the character of the loans made, the percentage of foreclosures by the Corporation has been exceedingly low. Tabulations by percentages on delinquencies preceding foreclosure action follow: 3 months or less, 1/10%; 4 to 6 months, 1.6%; 7 to 12 months, 10.9%; 13 to 18 months, 26.4%; 19 to 24 months, 39.8%; 25 months and over, 20.6%;

period not reported, 0.3%. Reasons for foreclosure as last tabulated were: "property abandoned or virtually so," 18.5%; "non-cooperative borrower," 54.2%; "obstinate refusal to pay," 21.5%; "death of borrower," 5.5%; and, "legal complications," 0.3%.

**CORPORATE
POLICY AS TO
FORECLOSURE**

These figures show that the Corporation has made every effort to carry out the letter and intent of the Act of June 13, 1933; and it is only when every effort to rehabilitate the borrower has failed that the Corporation has authorized foreclosure. Once authorized and dispatched to the field for action, it is incumbent upon the Legal Department to complete the foreclosure as speedily as possible, and to see that a merchantable and marketable title is vested in the Corporation, so that the property may be properly offered for sale or lease.

**TIME OF
ACQUISITION
OF FEE**

By coding the cases on mechanical tabulating machines, and with the cooperation of the Division of Research and Statistics, resulting in a Home Office central control, each case is followed to its conclusion and undue delay on the part of salaried or fee attorneys eliminated. In one state, the average time of acquiring title was approximately 50% less than that required by a large and prominent private lending institution. As long as the property is lying fallow, no repairs can be made, nor can it be put on the market for rental or sale. Each day saved in the acquisition of title is a monetary saving to the lending institution.

**INFORMATION
FOR
MANAGEMENT**

The Foreclosure Section is able to project accurately monthly acquisitions of properties in the various states. As a result, the Management is in a position to instruct its Appraisal, Reconditioning, Servicing, and Property Management Departments, Divisions, and Sections in advance to prepare for the appraisals, reconditioning, and the placing of these properties in the hands of brokers for rental or sale, and to be ready with personnel to function properly. This service has saved the Corporation a huge amount of money because it knows at all times when to expect reconditioning to begin and when to employ new personnel.

**CONTESTED
CASES**

In April, 1936, the volume of contested foreclosure cases had grown to a point where it became necessary to establish a Contested Case Unit, separate and apart from the Uncontested Case Unit, with a Senior Attorney at the head of each. Among the first issues raised in contested cases were the constitutionality of the Home Owners' Loan Act, and whether the Corporation was legally constituted. In many cases, the question of the necessity of the Corporation's complying with local domestication laws was raised, but it has been consistently held that this Corporation is not a foreign corporation within any state and, therefore, need not comply with registration or domestication acts. Innumerable other questions and, of course, the usual number of dilatory defenses have appeared in the Corporation's foreclosure actions. By July 31, 1937, the Corporation had acquired in fee absolute 49,136 properties, and not one acquisition had been defeated by contest.

**FEE
FORECLOSURE
ATTORNEYS**

From a peak of 4,021, the number of fee foreclosure attorneys had decreased to 3,784 by death, resignation, or for other reasons by July 31, 1937. The selection of these fee attorneys was a tremendous and painstaking task, their qualifications being at least three years' admission and active practice before the bars of the states in which they were to represent the Corporation. They were required to list at least five clients for whom they had rendered services. Three law firms or lawyers of good standing in the community in which each attorney in question practiced were questioned concerning him, and a character report also procured. Every possible method was used to obtain the services of honest and efficient practitioners. The record shows this effort was eminently successful.

SUPERVISION
OF THE
FIELD

Under the Attorney in Charge, supported by his staff, the supervisory functions of the Foreclosure Section include those of expediting the smooth handling of all foreclosure cases, discussing by correspondence the important issues and questions with the field, and seeing that retarded or delayed cases are given special attention.

DAILY
REPORTS

In July, 1936, it was decided a daily report should be made of foreclosure activities for the use of departmental heads, both managerial and legal. This is a running inventory and shows the cumulative and daily totals of foreclosures dispatched to State Counsel for action, action instituted, cases in contest, cases on which the period of redemption is running, properties acquired in fee absolute by foreclosure sale or by deed in lieu of foreclosure, properties sold to third parties at public sale, properties redeemed by borrower, cases in suspense, cases withdrawn, and pending cases.

STATISTICAL
DATA AS OF
JULY 31, 1937

The Corporation, on July 31, 1937, had dispatched to State Counsel 105,986 cases for foreclosure. The Corporation had acquired in fee absolute 49,136 properties. There were 21,790 properties upon which the period of redemption had not expired. In 6,270 cases, borrowers paid up their delinquencies and their cases were withdrawn. In 101 cases, the properties were sold at foreclosure sale to third parties; 3,356 cases were in suspense pending the completion of liquidation programs proposed by the borrowers. There were pending 25,050 cases, excluding those awaiting expiration of redemption period.

The foregoing is a brief summary of the foreclosure operations of the Legal Department of the Home Owners' Loan Corporation. There are definite indications that the greater part of these operations has been completed. With the return of definitely improved economic conditions and with the elimination of the majority of the hopeless cases through foreclosure and with monthly collections constantly exceeding monthly billings, the rate of foreclosures has decreased more than fifty per cent since the summer of 1936, when the peak load was reached. The evidence seems unmistakable that the rate will still more substantially decline during the coming months.

* * *

**COMPARISON OF COST AND TIME OF FORECLOSURE
AND
STATES WHICH HAVE STATUTORY PERIODS OF REDEMPTION**

* * *

Listed next below are fifteen states, five in a group; the *first group* being those states in which the foreclosure method is simple, the time short, and the cost low; the *second group*, those states where the method is cumbersome, the time unnecessarily long, and the cost higher; and the *third group*, those states wherein there is a period of redemption of a year or more, and in some of these states the mortgagor is entitled to possession during the period of redemption.

GROUP I

(Georgia, Mississippi, Missouri, North Carolina, West Virginia)

The foreclosure method used by the Corporation and in general use in these states is by advertising and selling under the power of sale contained in the deed of trust or mortgage. Foreclosures in these states are simple, speedy, and inexpensive. Our study shows that:

In GEORGIA, the average time to foreclose is 27 days and the average cost is \$56.70.

In MISSISSIPPI, the average time is 1 month and 24 days and the average cost is \$58.51.

In MISSOURI, the average time is 2 months and 16 days and the average cost where fee attorneys were used is \$44.83 and where salaried attorneys were used \$25.56. (It is to be noted that in Missouri, if the borrower gives notice at the sale or within 10 days before sale he may have 1 year within which to redeem the property. Since there are very few redemption notices given the Corporation, this time is not included in the average time to foreclose in Missouri.)

In NORTH CAROLINA, the average time is 1 month, 16 days and the average cost is \$64.07.

In WEST VIRGINIA, foreclosure is by power of sale and the average time necessary to complete a foreclosure is 1 month and 6 days. The average cost is \$56.93.

GROUP II

(Indiana, New Jersey, New York, Ohio, Wisconsin)

In this group of states foreclosure may generally be had only by court action. (In New York foreclosure may also be by advertisement, although this method is seldom used.) The foreclosure procedure is detailed and cumbersome and the costs are excessive.

In INDIANA, the foreclosure is by court action only and the average time is 1 year and 2 months. Under Indiana law the foreclosure sale can not be held until 1 year after the date of filing the complaint. The average cost in Indiana is \$185.61.

In NEW JERSEY, the foreclosure method is by a proceeding in equity and the average time to foreclose is 4 months and 21 days. The average cost is \$222.29.

In NEW YORK, where the procedure is most complicated, the average time is 3 months, 17 days, and the average cost is \$312.54.

In OHIO, foreclosure may be had only by court action and the average time is 3 months and 24 days, and the average cost is \$125.46.

In WISCONSIN, foreclosure is by court action and the average time is 1 year and 4 months. It is to be noted that the foreclosure sale can not be held until 1 year after entry of judgment. The average cost is \$169.94.

GROUP III

(California, Illinois, Iowa, Kansas, Michigan)

In the above group of States, there is a redemption period of 1 year or more and in some of the States the mortgagor is entitled to possession during the redemption period. Foreclosure in all of the above States, with the exception of Michigan, is by court action. In Michigan, foreclosure may be had either by court action or by power of sale.

In CALIFORNIA, the average time to foreclose is 1 year, 2 months and 26 days. This average time includes the redemption period, which is 1 year from date of sale. The average cost is \$161.34.

In ILLINOIS, the average time is 1 year, 7 months and 16 days. There is a 15-month redemption period from date of sale, the owner having 12 months within which to redeem the property and the creditors having an additional 3 months. The average cost of foreclosure in Illinois is \$354.30.

In IOWA, the average time to foreclose is 1 year, 3 months and 14 days. Redemption period is 1 year from date of sale and the mortgagor is entitled to possession during the redemption period. The average cost of foreclosure is \$129.35.

In KANSAS, the average time to foreclose is 11 months and 14 days, and the average cost is \$90.88. Ordinarily, the redemption period is 18 months from the date of sale, and the mortgagor is entitled to possession during the redemption period. If, however, the property has been abandoned, or if the mortgage was a purchase money mortgage and the mortgagor does not have a 1/3 equity in the property, the redemption period is only 6 months.

In MICHIGAN, where foreclosure may be had either by court action or by selling under power of sale, the average time is 1 year, 3 months and 1 day. Where the property has been foreclosed under the power of sale, there is a 1 year redemption period from date of sale during which time the mortgagor may remain in possession without the payment of taxes, insurance, rent, or any other item of expense. Where foreclosure is by court action, redemption period is 6 months from date of recording commissioner's deed, during which time the mortgagor is entitled to possession as in the case of foreclosure by power of sale. The average cost per case in Michigan is \$90.52.

AVERAGE HOLC

State	Number of Cases Studied	Loan		Average Attorney's Fees	Av. Trustee's or Auction- eer's Fees	Average Advertising Cost	Av. Referee's or Commis- sioner's Fees
		Total	Average				
Alabama	99	\$398,167.77	\$4,021.90	\$35.00*	—	\$12.00	—
Arizona	99	372,460.79	3,762.23	118.51	—	—	\$36.59
Arkansas	100	219,184.25	2,191.84	50.00	—	9.41	—
California	100	401,503.84	4,015.04	80.45	—	—	42.10
Colorado	100	286,838.23	2,868.38	50.00*	\$10.81	22.02	—
Connecticut	100	585,538.27	5,855.38	70.58	—	—	—
Delaware	52	213,405.74	4,103.96	—	—	63.30	—
Dist. of Col.	88	621,028.14	7,057.14	—	15.00*	44.45	—
Florida	99	299,479.42	3,025.04	96.16	—	12.45	—
Georgia	99	300,959.28	3,009.59	29.80	—	24.08	—
Idaho	20	57,091.06	2,854.55	85.63	—	—	50.71
Illinois	98	549,257.00	5,605.00	125.00*	—	17.23	127.00*
Indiana	100	405,774.10	4,057.74	90.15	—	—	—
Iowa	100	324,236.06	3,242.36	77.21	—	10.73	—
Kansas	100	242,655.27	2,426.55	50.00	—	—	—
Kentucky	100	358,094.82	3,580.95	75.00	—	—	54.93
Louisiana	100	433,760.31	4,337.60	—	23.26	36.21	25.00*
Maine	98	376,006.88	3,836.80	10.00	—	10.30	—
Maryland	100	356,043.98	3,560.44	50.00	10.00	34.50	9.43
Massachusetts	97	544,242.74	5,610.75	—	8.62	17.64	—
Michigan	100	491,085.76	4,910.86	45.55	3.02	31.64	—
Minnesota	100	373,283.23	3,732.83	60.00*	—	20.63	—
Mississippi	100	320,931.34	3,209.31	35.00	—	19.66	—
Missouri	99	343,025.57	3,464.90	25.70	—	17.82	—
Montana	86	239,881.69	2,789.32	125.00*	—	—	12.32
Nebraska	97	200,798.30	2,070.09	50.00*	—	—	—
Nevada	6	34,860.14	5,810.02	133.33	—	—	40.73
New Hampshire	95	328,938.26	3,462.50	50.00	5.83	15.37	—
New Jersey	100	471,427.34	4,714.27	84.55	—	—	—
New Mexico	16	40,488.13	2,530.51	100.00*	15.71	20.01	—
New York	73	389,039.04	5,329.30	125.00	27.06	54.85	90.85
North Carolina	99	437,476.72	4,418.96	35.56	2.03	14.43	25.00
North Dakota	99	275,430.17	2,782.12	60.00*	16.40	16.13	—
Ohio	99	431,175.18	4,335.30	50.00	4.17	18.12	5.00
Oklahoma	84	261,450.02	5,112.50	50.00*	—	23.31	35.00
Oregon	100	280,924.61	2,809.25	73.70	—	—	12.60
Pennsylvania	99	429,805.89	4,341.47	50.00*	—	65.70	—
Rhode Island	98	534,307.41	5,452.12	—	10.27	25.46	—
South Carolina	98	255,989.49	2,612.14	61.67	1.57	17.42	24.88
South Dakota	100	225,122.58	2,251.23	25.00*	—	—	—
Tennessee	98	323,179.75	3,297.75	50.00	—	21.98	—
Texas	93	223,836.74	2,406.85	—	—	—	—
Utah	100	321,751.15	3,217.51	104.85	—	—	20.32
Vermont	42	187,397.12	4,461.84	65.00*	—	—	—
Virginia	100	551,262.83	5,512.63	40.00	10.00*	31.21	3.50*
Washington	100	250,640.79	2,506.41	74.08	—	—	22.96
West Virginia	100	475,120.45	4,751.20	—	30.00	22.68	—
Wisconsin	73	406,566.73	5,569.41	89.59	—	—	—
Wyoming	16	38,772.09	2,423.26	107.50	—	—	41.66

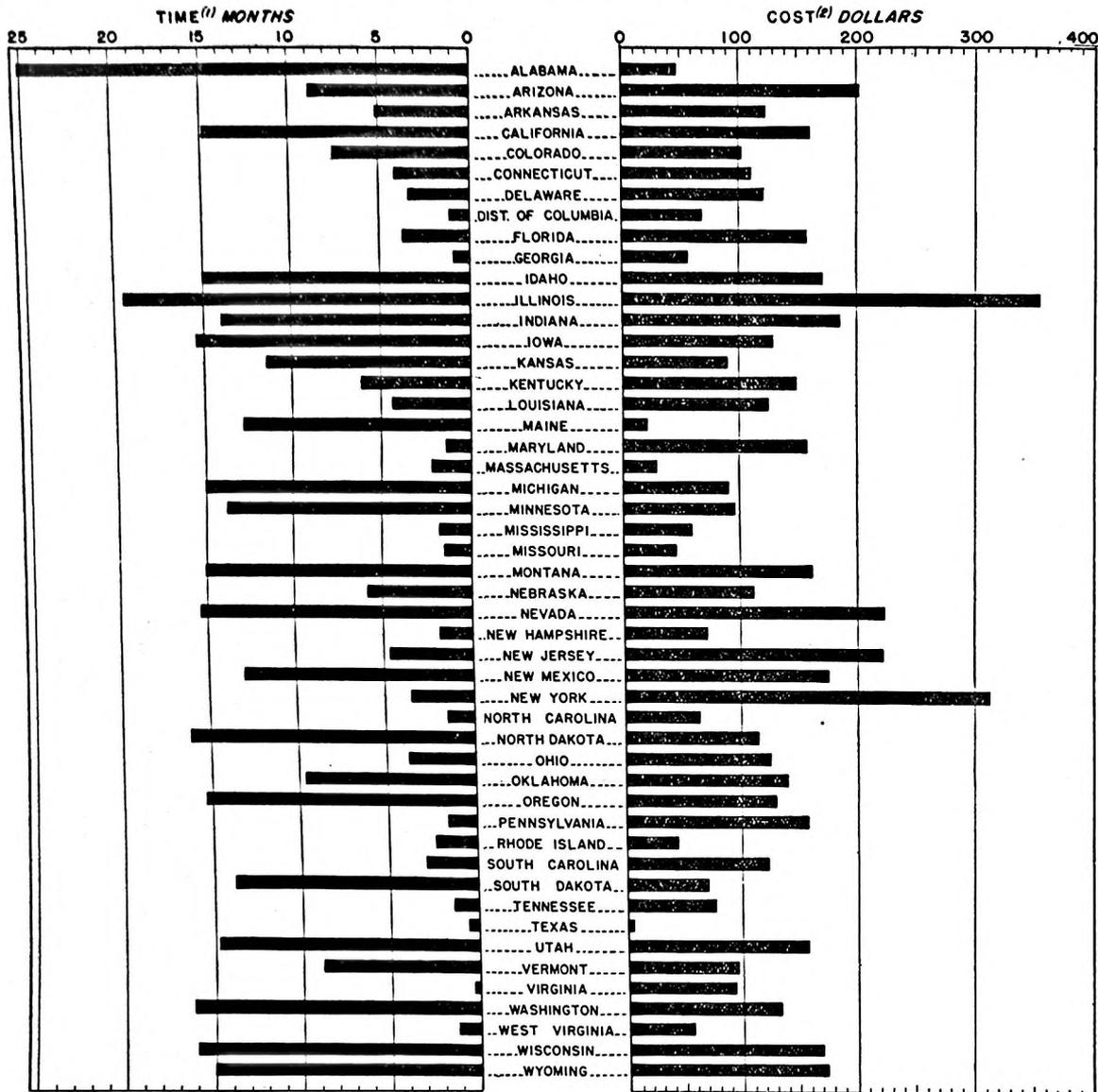
FORECLOSURE COSTS†

Average Revenue Stamps	Average Court Costs	Average Recording Fees	Average Other Costs	Average Total Foreclosure Costs	TIME TO COMPLETE FORECLOSURE	
					From Date Dispatched	From Date of Petition or Advertisement.
\$3.80	—	\$ 1.29	—	\$ 47.95	25 mos., 10 days	25 mos., 3 days
4.66	\$ 27.14	3.15*	\$12.33	202.38	10 mos., 7 days	8 mos., 27 days
2.34	45.62	3.00	22.87	123.18	6 mos., 5 days	5 mos., 4 days
4.86	13.78	2.69	17.47	161.34	16 mos., 26 days	14 mos., 26 days
3.29	—	1.84	31.87	102.65	8 mos., 13 days	7 mos., 18 days
—	40.42	—	—	111.00	4 mos., 27 days	4 mos., 4 days
3.44	47.92	3.00*	5.51	120.93	3 mos., 28 days	3 mos., 12 days
6.28	—	2.12	.78	68.75	1 mo. 12 days	1 mo. 3 days
3.73	10.72	1.77	36.32	158.16	4 mos., 22 days	3 mos., 22 days
3.06	—	1.53	—	56.70	1 mo. 11 days	27 days
3.60	22.49	1.60*	6.94	170.98	16 mos., 23 days	15 mos., 1 day
6.46	27.80	1.25*	55.72	354.30	20 mos., 21 days	19 mos., 16 days
4.99	58.96	1.22	32.43	185.61	15 mos., 5 days	14 mos.,
3.84	38.76	1.25	7.65	129.35	16 mos., 9 days	15 mos., 14 days
3.33	31.64	1.75	7.34	90.88	12 mos., 18 days	11 mos., 14 days
2.87	16.05	1.70	.51	149.23	8 mos., 24 days	6 mos., 3 days
1.10	22.13	15.00*	18.28	116.48	5 mos., 26 days	4 mos., 11 days
—	—	1.05	.08	21.32	12 mos., 25 days	
3.48	34.65	4.00*	11.70	157.56	1 mo. 23 days	1 mo. 11 days
—	—	4.55	—	29.08	2 mos., 6 days	
5.88	9.56	4.13	.55	90.52	15 mos., 15 days	15 mos., 1 day
—	—	—	16.68	96.11	14 mos., 15 days	13 mos., 25 days
2.51	—	1.64	—	58.81	2 mos., 14 days	1 mo. 24 days
2.33	—	2.56	—	48.40	2 mos.,	1 mo. 16 days
3.64	14.47	1.50*	7.48	161.74	16 mos., 19 days	15 mos., 2 days
—	52.84	1.33	8.61	112.19	7 mos., 29 days	5 mos., 26 days
6.17	29.49	2.85	10.44	223.01	20 mos., 22 days	15 mos., 12 days
3.47	—	4.16	—	70.82	1 mo. 27 days	
—	137.74	—	—	222.29	6 mos., 3 days	4 mos., 21 days
3.42	13.54	1.82	30.85	175.38	14 mos., 22 days	13 mos.,
3.94	7.19	2.28	22.13	312.54	5 mos., 29 days	3 mos., 17 days
4.37	8.17	2.89	—	64.07	2 mos., 7 days	1 mo. 16 days
3.48	6.50*	4.83	9.91	114.94	17 mos., 18 days	16 mos., 4 days
3.90	62.25	1.52	8.16	125.46	4 mos., 14 days	3 mos., 24 days
2.73	14.88	1.93	53.97	130.97	11 mos., 19 days	9 mos., 20 days
3.42	21.07	1.90*	17.57	130.37	17 mos.,	15 mos., 10 days
.90	34.31	5.70	6.83	158.27	2 mos., 6 days	1 mo. 19 days
6.01	—	5.91	—	44.72	2 mos., 10 days	
—	12.31	1.34	4.93	123.25	3 mos., 26 days	2 mos., 28 days
—	—	6.49	32.21	70.84	14 mos., 5 days	13 mos., 25 days
2.81	—	2.60	.01	77.51	1 mo. 28 days	1 mo. 11 days
1.80	—	3.38	—	5.18	1 mo. 10 days	22 days
4.07	20.10	2.17	6.83	158.33	17 mos., 1 day	14 mos., 23 days
—	34.59	—	—	97.14	9 mos., 9 days	8 mos., 27 days
4.57	.50	5.09	.24	94.48	20 days	8 days
3.28	22.70	1.50*	9.86	134.40	17 mos., 23 days	16 mos., 6 days
3.43	1.55	2.75*	—	56.93	1 mo. 25 days	1 mo., 6 days
4.93	56.50	1.40	18.90	169.94	17 mos.,	16 mos.,
3.09	10.91	2.03	14.37	174.11	16 mos., 27 days	15 mos., 1 day

†The average total foreclosure costs will not always equal the sum of the averages for the individual items because each of the latter are based on the number of cases reporting that item in the foreclosure costs while the average total foreclosure costs is based on the total number of cases reported.

* Modal Average.

FORECLOSURES: AVERAGE TIME REQUIRED TO COMPLETE COMPARED WITH AVERAGE COST BASED ON H. O. L. C. EXPERIENCE



¹ In case of foreclosure in court, the time has been computed from the date of the filing of the petition to foreclose to the date of acquisition of title, free of all rights of redemption.

In case of foreclosure under power of sale contained in the mortgage or deed of trust, the time has been computed from the date of the first publication of notice of sale or of intention to foreclose, where such is required, to the date of acquisition of title, free of all rights of redemption.

² Costs do not include salaried personnel in Texas, Massachusetts, Delaware, District of Columbia and Rhode Island. In Louisiana, Nevada, and Oklahoma foreclosure work is partially done by salaried personnel.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF ALABAMA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$398,167.77	\$4,021.90
Attorney's Fees.....	88	3,320.00**	35.00*
Advertising Cost.....	99	1,185.24	12.00
Revenue Stamps.....	30	114.00	3.80
Recording Fees.....	99	127.55	1.29
TOTAL FORECLOSURE COSTS..	99	\$ 4,746.79**	\$ 47.95

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	25 months, 10 days
From date of advertisement.....	99	25 months, 3 days

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METHOD OF FORECLOSURE

Method of foreclosure in Alabama is by power of sale. Foreclosure sale must be held in the County where the land is located and notice must be given by publication for three successive weeks. Foreclosure deed conveys the legal title and entitles the purchaser to possession during the two-year redemption period.

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* Modal Average.

** \$385.00 has been added to the reported total to cover estimated attorney fees for 11 cases handled by salaried personnel.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF ARIZONA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$372,460.79	\$3,762.23
Attorney's Fees.....	99	11,732.48	118.51
Comm. and/or Shrf's Fees.....	99	3,622.13	36.59
Revenue Stamps.....	99	461.50	4.66
Court Costs.....	99	2,687.33	27.14
Recording Fees.....	99	311.05	3.15*
Title Search.....	99	1,058.00	10.00*
Guardian & Administration Fees.	3	45.00	15.00
Cost of Ancillary Proceedings: Pro- bate, Guardianship, Bankruptcy, etc.	8	117.70	14.71
TOTAL FORECLOSURE COSTS..	99	\$ 20,035.19	\$ 202.38



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	10 months, 7 days
From date of petition.....	99	8 months, 27 days



METHOD OF FORECLOSURE

Method of foreclosure in Arizona is by court action instituted by the filing of a petition praying for a judgment for the amount of the indebtedness and foreclosure of the mortgage lien and sale of the mortgaged property. After judgment is entered a special execution is directed to the Sheriff who causes an advertisement to be inserted in a newspaper for 30 days prior to the sale. The sale is made by the Sheriff in front of the court house, to the highest bidder, and a certificate of sale is issued to the purchaser entitling him to a deed unless the property is redeemed within the six months redemption period.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF ARKANSAS

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$219,184.25	\$2,191.84
Attorney's Fees.....	100	5,000.00	50.00
Advertising Cost.....	11	103.50	9.41
Revenue Stamps.....	100	234.00	2.34
Court Costs.....	100	4,562.41	45.62
Recording Fees.....	43	130.50	3.00
Abstract Costs.....	100	2,287.25	22.87
TOTAL FORECLOSURE COSTS..	100	\$ 12,317.66	\$ 123.18



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	6 months, 5 days
From date of petition.....	100	5 months, 4 days



METHOD OF FORECLOSURE

Method of foreclosure in Arkansas is by suit in Chancery instituted by the filing of a complaint. Decree is entered providing that if the judgment is not paid within a time fixed by the court (from five to one hundred twenty-five days) the property shall be sold by the court's commissioner at public auction after advertisement for twenty days. The sale must be confirmed by the court and thereafter the commissioner executes a deed to the purchaser. There is no redemption period after sale.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF CALIFORNIA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$401,503.84	\$4,015.04
Attorney's Fees.....	100	8,045.00	80.45
Commissioner's Fees.....	100	4,210.00	42.10
Revenue Stamps.....	100	485.50	4.86
Court Costs.....	100	1,378.15	13.78
Recording Fees.....	100	268.80	2.69
Title Search.....	100	1,516.20	15.00*
Guardian & Administration Fees.....	2	50.00	25.00
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	9	180.55	20.06
TOTAL FORECLOSURE COSTS..	100	\$ 16,134.20	\$ 161.34

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 4 months, 26 days
From date of petition.....	100	1 year, 2 months, 26 days

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METHOD OF FORECLOSURE

Method of foreclosure in California is by court action instituted by filing of the complaint. Thereafter judgment is entered and the property is ordered to be sold. The Court usually appoints a commissioner to sell the property after advertisement. The period of redemption is one year from date of sale and the deed is issued after the expiration of the redemption period. The California Moratorium Law does not apply to HOLC mortgages.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF COLORADO

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount	100	\$286,838.23	\$2,868.38
Attorney's Fees	100	5,150.00	50.00*
Trustee's Fees	47	508.29	10.81
Advertising Cost	44	968.90	22.02
Revenue Stamps	89	292.95	3.29
Recording Fees	86	158.55	1.84
Abstract Fees	95	1,049.55	11.05
Second Abstract Fees	57	2,131.75	37.40
Second Trustee's Fees	8	5.22	.65
TOTAL FORECLOSURE COSTS . .	100	\$ 10,265.21	\$ 102.65

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	8 months, 13 days
From date of advertisement	100	7 months, 18 days

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METHOD OF FORECLOSURE

The method of foreclosure used almost exclusively in Colorado is by power of sale. Sale is conducted by public trustee after publication for four weeks and mailing notices to interested parties. Upon sale by the public trustee, a certificate of sale is issued to the purchaser. There is a six-months period of redemption after date of sale. If there is no redemption, the purchaser is entitled to a deed.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF CONNECTICUT

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$585,538.27	\$5,855.38
Attorney's Fees.....	100*	7,058.00	70.58
Court Costs**.....	100	4,041.91	40.42
TOTAL FORECLOSURE COSTS..	100	\$ 11,099.91	\$ 111.00



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	4 months, 27 days
From date of petition.....	100	4 months, 4 days



METHOD OF FORECLOSURE

Method of foreclosure is strict foreclosure. Suit is brought in equity by the filing of a complaint, and lis pendens is recorded in the land records. If no defense is disclosed, judgment of foreclosure is entered and the court fixes the time within which the owner must redeem. If there is no redemption during that time, a certificate of foreclosure is filed in the land records and title becomes absolute in the foreclosing mortgage.



* 55 cases reported Attorney's Fees in the amount of \$75.00.

44 cases reported Attorney's Fees in the amount of \$65.00.

1 case reported Attorney's Fees in the amount of \$73.00.

** Lump sum only is available for total court costs. (Applies to all of Region 1B).

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF DELAWARE

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	52	\$213,405.74	\$4,103.96
Advertising Cost.....	52	3,291.79	63.30
Revenue Stamps.....	18	62.00	3.44
Court Costs.....	52	2,491.91	47.92
Recording Fees.....	52	156.00	3.00*
Costs of Administration on Estate....	3	283.25	94.42
Cost of Appointment of Trustee.....	1	3.50	3.50
TOTAL FORECLOSURE COSTS..	52	\$ 6,288.45	\$ 120.93



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	52	3 months, 28 days
From date of petition.....	52	3 months, 12 days



METHOD OF FORECLOSURE

Method of foreclosure in Delaware is either (1) by suit in equity or (2) by writ of scire facias. In the latter method, upon his judgment plaintiff has execution by levavi facias. The sale may take place 24 days after the issuance of a levavi facias. After the sale is confirmed the sheriff's deed issues to the purchaser at the sale. If foreclosure is by proceedings in equity the foreclosure sale cuts off the equity of redemption.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
DISTRICT OF COLUMBIA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	88	\$621,028.14	\$7,057.14
Auctioneer's Fees.....	88	1,330.00	15.00*
Advertising Cost.....	88	3,911.27	44.45
Revenue Stamps.....	88	553.00	6.28
Recording Fees.....	88	186.40	2.12
Special Costs to Perfect Title.....	1	69.00	69.00
TOTAL FORECLOSURE COSTS..	88	\$ 6,049.67	\$ 68.75

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	88	1 month, 12 days
From date of advertisement.....	88	1 month, 3 days

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METHOD OF FORECLOSURE

Foreclosure in the District of Columbia is by power of sale under deed of trust. The time necessary to advertise the property before sale is usually fixed by the trustee. HOLC advertises every other day for 10 days. The property is sold by an auctioneer, and the trustee executes a deed to the purchaser. No court proceedings are required, and there is no Statutory right of redemption after sale.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF FLORIDA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$299,479.42	\$3,025.04
Attorney's Fees.....	99	9,520.00	96.16
Advertising Cost.....	99	1,232.60	12.45
Revenue Stamps.....	20	74.50	3.73
Court Costs.....	99	1,061.53	10.72
Recording Fees.....	98	173.75	1.77
Abstract Extension.....	98	1,537.16	15.69
Sheriff's Cost.....	99	563.07	5.69
Special Master's Fee, Guardian ad litem, Administrator ad litem.....	99	1,495.00	15.10
TOTAL FORECLOSURE COSTS..	99	\$ 15,657.61	\$ 158.16

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	4 months, 22 days
From date of petition.....	99	3 months, 22 days

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METHOD OF FORECLOSURE

Method of foreclosure in Florida is by proceeding in equity, instituted by the filing of a bill of complaint. The case is referred to a special Master who makes a report to the Court. Final decree is entered containing a provision as to the time required for publication of the notice of sale. The property is sold and the Master executes deed to the purchaser. There is no redemption period.

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HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF GEORGIA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$300,959.28	\$3,009.59
Attorney's Fees.....	99	2,950.00*	29.80
Advertising Cost.....	99	2,383.53	24.08
Revenue Stamps.....	42	128.50	3.06
Recording Fees.....	99	151.20	1.53
TOTAL FORECLOSURE COSTS..	99	\$ 5,613.23	\$ 56.70



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	1 month, 11 days
From date of advertising.....	99	27 days



METHOD OF FORECLOSURE

Method of foreclosure in Georgia is in Equity, a Court of Law, or by Power of Sale. The Corporation uses the Power of Sale method which is economical and short. Advertisement in a newspaper of general circulation in the county wherein the land lies once a week for four weeks preceding the first Tuesday in each month. Once a week for four weeks does not necessarily mean twenty-eight days, but once in each of four different weeks. If begun in time, advertisement, sale and possession can be had in twenty-two days.



* 56 cases reported Attorney Fees in the amount of \$25.00;
40 cases reported Attorney Fees in the amount of \$35.00;
3 cases reported Attorney Fees in the amount of \$50.00.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF IDAHO

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	20	\$ 57,091.06	\$2,854.55
Attorney's Fees.....	20	1,712.50	85.63
Comm. and/or Shrf's Fees.....	20	1,014.13	50.71
Revenue Stamps.....	20	72.00	3.60
Court Costs.....	20	449.80	22.49
Recording Fees.....	20	32.40	1.60*
Title Search.....	14	128.81	9.20
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	1	10.00	10.00
TOTAL FORECLOSURE COSTS..	20	\$ 3,419.64	\$ 170.98



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	20	1 year, 4 months, 23 days
From date of petition.....	20	1 year, 3 months, 1 day



METHOD OF FORECLOSURE

Method of foreclosure in Idaho is by court action instituted by the filing of a complaint. After judgment is rendered the property is advertised and sold by the Sheriff. There is a one-year redemption period from date of sale during which the mortgagor is entitled to possession. Deed is executed after the expiration of the redemption period.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF ILLINOIS

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	98	\$549,257.00	\$5,605.00
Attorney's Fees.....	98	12,050.00	125.00*
Advertising Cost.....	97	1,671.48	17.23
Master in Chancery's Fee.....	98	12,068.26	127.00*
Revenue Stamps**.....	98	633.00	6.46
Court Costs.....	98	2,734.36	27.80
Recording Fees***.....	91	113.50	1.25*
Title Charges.....	98	4,693.43	47.89
Court Reporter.....	98	735.20	7.50
Photostats.....	5	32.02	6.40
TOTAL FORECLOSURE COSTS..	98	\$ 34,721.25	\$ 354.30



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	98	1 year, 8 months, 21 days
From date of petition.....	98	1 year, 7 months, 16 days



METHOD OF FORECLOSURE

Method of foreclosure in Illinois is by court action instituted by the filing of complaint. The case is referred to a Master in Chancery to whom proof must be submitted upon which the Master renders a report to the court. A decree of foreclosure and sale is entered followed by sale of the property. There must be a decree approving the sale and the deficiency if there is one. There is a fifteen months redemption period (owner has 12 months and creditors have an additional 3 months) from the date of sale. An order may be entered appointing a receiver or an order for the owner to pay rents during the redemption period. When the redemption period expires, the Master executes a deed to the purchaser.



* Modal average.

** All but five revenue stamps were estimated.

*** All but two recording fees were estimated.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF INDIANA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$405,774.10	\$4,057.74
Attorney's Fees.....	99	8,925.00	90.15
Administrator's Fees.....	1	25.00	25.00
Revenue Stamps.....	99	494.00	4.99
Court Costs.....	98	5,777.72*	58.96
Recording Fees.....	100	121.62	1.22
Receiver's Expenses.....	45	2,123.05	47.18
Abstract Expenses.....	100	1,084.45	10.84
Other Costs (Admr's Fee).....	1	10.00	10.00
TOTAL FORECLOSURE COSTS..	100	\$ 18,560.84	\$ 185.61



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 3 months, 5 days
From date of petition.....	99	1 year, 2 months



METHOD OF FORECLOSURE

Foreclosure is by court action, and sale cannot be held until one year from date of filing of petition.



* Court Costs include Sheriff's Fees and Advertising Cost. (35 cases reported Sheriff's Fees amounting to \$963.25, average cost per case being \$27.52; 35 cases reported Advertising Cost in the amount of \$415.83 average cost per case reporting this item being \$11.88.)

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF IOWA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$324,236.06	\$3,242.36
Attorney's Fees.....	100	7,721.30	77.21
Advertising Cost.....	6	64.35	10.73
Revenue Stamps.....	100	384.00	3.84
Court Costs*.....	100	3,875.61	38.76
Recording Fees**.....	100	125.30	1.25
Abstract Fees.....	97	713.07	7.35
Probate Court Costs.....	5	31.60	6.32
Administrator's Bond.....	1	20.00	20.00
TOTAL FORECLOSURE COSTS..	100	\$ 12,935.23	\$ 129.35



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 4 months, 9 days
From date of petition.....	100	1 year, 3 months, 14 days



METHOD OF FORECLOSURE

Method of foreclosure in Iowa is by an equitable proceeding instituted by the filing of a petition. After a decree of foreclosure is entered the mortgagee is entitled to an execution which is placed in the hands of the sheriff. After Sheriff's Sale the mortgagor is given one year from that date in which to redeem the property. The mortgagor is entitled to possession during the period of redemption. Under the provision of a law enacted in the 1937 session of the Iowa Legislature, a stay of foreclosure proceedings may be obtained until March 1, 1939 in all foreclosures of mortgages executed prior to January 1, 1936; or if case is in redemption, an extension of redemption may be obtained for a commensurate length of time.



* Includes sheriff's fees, advertising costs unless otherwise indicated.
** Estimate only.

HOME OWNERS' LOAN CORPORATION

**FORECLOSURE COSTS
STATE OF KANSAS**

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$242,655.27	\$2,426.55
Attorney's Fees.....	100	5,010.00	50.00
Revenue Stamps.....	38	126.60	3.33
Court Costs.....	100	3,163.80	31.64
Recording Fees.....	31	54.20	1.75
Abstract Fees.....	99	487.00	4.92
Rev. Stamps and Rec. Fee*.....	55	246.75	4.49
TOTAL FORECLOSURE COSTS..	100	\$ 9,088.35	\$ 90.88

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 18 days
From date of petition.....	100	11 months, 14 days

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METHOD OF FORECLOSURE

Method of foreclosure in Kansas is by court action instituted by the filing of a petition. After judgment is entered an order of sale issues and the property is advertised for 30 days. The property is sold by the sheriff at public auction. The sale must be confirmed by the court and thereafter a certificate of purchase is executed by the sheriff to the purchaser. Ordinarily the redemption period is 18 months from the date of sale and the mortgagor is entitled to possession during the redemption period. If, however, the property has been abandoned or if the mortgage was a purchase money mortgage and the mortgagor does not have a one-third equity, the redemption period is only six months.

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* 55 cases reported lump sum for revenue stamps and recording fee in the amount of \$246.75 which is included in the total foreclosure costs.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF KENTUCKY

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$358,094.82	\$3,580.95
Attorney's Fees.....	100	7,500.00	75.00
Commissioner's Fees.....	99	5,437.96	54.93
Revenue Stamps.....	100	287.00	2.87
Court Costs.....	92	1,476.99	16.05
Recording Fees.....	100	170.00	1.70
Premium on Bond.....	3	50.95	16.98
TOTAL FORECLOSURE COSTS..	100	\$ 14,922.90	\$ 149.23



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	8 months, 24 days
From date of petition.....	100	6 months, 3 days



METHOD OF FORECLOSURE

Method of foreclosure in Kentucky is by court action instituted by the filing of a petition. The case is referred to a commissioner, who returns the case to the court for judgment. Judgment is entered and sale date is set by the commissioner at least three weeks later after proper advertisement. The sale must be confirmed by the court. Deed is executed by the commissioner. If the property does not bring two-thirds of its appraised value at the foreclosure sale, the mortgagor is entitled to a period of redemption for one year.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF LOUISIANA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$433,760.31	\$4,337.60
Sheriff's Fees.....	100	2,326.23	23.26
Advertising Cost.....	100	3,621.47	36.21
Curator's Fees.....	7	200.00	25.00*
Revenue Stamps.....	99	108.50	1.10
Court Costs.....	99	2,190.64	22.13
Recording Fees.....	100	1,374.00	15.00*
Cost of Survey.....	88	890.00	10.00*
Sheriff's Charges (Miscl).....	100	921.80	9.22
Cost of Copies (Certified).....	5	15.85	3.17
TOTAL FORECLOSURE COSTS**.		\$ 11,648.49**	



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	5 months, 26 days
From date of petition.....	100	4 months, 11 days



METHOD OF FORECLOSURE

Method of foreclosure in Louisiana is by court action. There are two modes: (1) Ordinary Process, and (2) Executory Process. *Ordinary Process* is by filing suit, followed by judgment. Writ of fi. fa. is issued and the property sold. *Executory Process* is based on confession of judgment. Mortgagee files a petition, whereupon the court enters an order for the issuance of executory process. Notice of demand is served upon the debtor, and, if payment is not made within a certain time, a writ of execution and sale is issued to the sheriff, and the mortgaged property is seized. Notice of seizure is served on the debtor, and three days thereafter the property is advertised for sale once a week for thirty days. The property is then sold at public auction.



* Modal average.

** 16 cases reporting attorney fees showed a total foreclosure cost of \$1,768.93—average foreclosure cost, \$110.56; 84 cases handled by salaried attorneys reporting no attorney fees showed a total foreclosure cost of \$10,519.56—average foreclosure cost, \$125.23.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MAINE

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	98	\$376,006.88	\$3,836.80
Attorney's Fees.....	98	980.00	10.00
Advertising Cost.....	97	998.81	10.30
Recording Fees.....	98	102.75	1.05
Postage.....	43	1.32	.03
Cert. of Foreclosure.....	14	6.78	.50*
TOTAL FORECLOSURE COSTS..	98	\$ 2,089.66	\$ 21.32



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	85	1 year, 25 days



METHOD OF FORECLOSURE

Method of foreclosure most generally used in Maine is by giving public notice by advertising in a newspaper for three weeks, the claim by mortgage on the property, stating the date of the mortgage and that the condition thereof is broken and claiming a foreclosure (copy of this notice with the name and date of the newspaper must be recorded in the Registry of Deeds within 30 days after the last publication); or, by serving on the mortgagor a copy of said notice by the sheriff and causing notice and return to be recorded within 30 days after service.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MARYLAND

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$356,043.98	\$3,560.44
Attorney's Fees.....	100	5,000.00	50.00
Trustee's Fees.....	100	999.50	10.00
Advertising Cost.....	100	3,450.40	34.50
Auditor's Fees.....	98	923.67	9.43
Revenue Stamps.....	100	348.00	3.48
Court Costs.....	100	3,465.33	34.65
Recording Fees.....	100	398.50	4.00*
Premium on Bond.....	100	1,170.40	11.70
TOTAL FORECLOSURE COSTS..	100	\$ 15,755.80	\$ 157.56



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 month, 23 days
From date of petition or advertisement.	100	1 month, 11 days



METHOD OF FORECLOSURE

Method of foreclosure in Maryland is by power of sale contained in the mortgage as to mortgages of the counties, and under a decree of the equity court as to mortgages in the City of Baltimore. In the counties the lien instrument and note are filed in court for the purpose of docketing the foreclosure case and the attorney, as assignee of the mortgage, after giving a bond, advertises for at least 20 days and sells the property. The sale is reported to the court and a ratification nisi is passed running for thirty days, and must be published three times. Thereafter the court ratifies the sale and the attorney executes a deed to the purchaser. In the City of Baltimore a petition must be filed in court and the court signs a decree for the sale of the property. There is no right to redeem the property after sale.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MASSACHUSETTS

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	97	\$544,242.74	\$5,610.75
Auctioneer's Fees.....	91	784.50	8.62
Advertising Cost.....	91	1,604.99	17.64
Recording Fees.....	95	431.98	4.55
TOTAL FORECLOSURE COSTS..	97	\$ 2,821.47	\$ 29.08



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	97	2 months, 6 days
From date of advertisement.....		No breakdown



METHOD OF FORECLOSURE

Method of foreclosure in Massachusetts is (1) by entry, or (2) by advertisement and sale under power of sale. The property must be advertised for three weeks and the first advertisement must appear twenty-one days before the date of sale. There is no redemption after foreclosure by sale; there is a three-year redemption period after foreclosure by entry, but this method is rarely used by lender.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MICHIGAN

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$491,085.76	\$4,910.86
Attorney's Fees.....	100	4,555.00	45.55
Sheriff's Fees.....	99*	299.25	3.02
Advertising Cost.....	99	3,131.88	31.64
Administrator's Fees.....	1	31.10	31.10
Revenue Stamps.....	100	588.00	5.88
Court Costs.....	1	9.56	9.56
Recording Fees.....	100**	412.80	4.13
Receiver's Expenses.....	3	21.00	7.00
Abstract Expenses.....	1	3.00	3.00
TOTAL FORECLOSURE COSTS..	100	\$ 9,051.59	\$ 90.52



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 3 months, 15 days
From date of advertisement.....	100	1 year, 3 months, 1 day



METHOD OF FORECLOSURE

Method of foreclosure is by court action and power of sale. Practically all of our cases are by power of sale. The mortgagor has one year from date of sale in which to redeem, and may remain in possession without the payment of taxes, insurance, rent, or any other item of expense. His right of redemption expires automatically one year from the date of sale.



* 98 out of 99 cases reporting item reported fee of \$3.00.

** 45 cases reported item \$4.00, and 37 cases reported item \$4.50.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MINNESOTA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$373,283.23	\$3,732.83
Attorney's Fees.....	100	5,880.00	60.00*
Advertising Cost.....	100	2,062.71	20.63
Sale Costs, Including Sheriff's Fees, Revenue Stamps, Recording Fees..	100	1,593.16	15.93
Costs for Recording of Liens.....	67	67.00	1.00
Abstract Charges.....	1	8.00	8.00
TOTAL FORECLOSURE COSTS..	100	\$ 9,610.87	\$ 96.11



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	1 year, 2 months, 15 days
From date of advertisement.....	100	1 year, 1 month, 25 days



METHOD OF FORECLOSURE

Method of foreclosure in Minnesota is either by court action or by advertisement under power of sale. The latter method is used almost exclusively. In foreclosure by advertisement, power of attorney is executed naming the attorney who will foreclose the mortgage. Notice of foreclosure sale must be published six weeks, and personal service of the notice must be made upon the occupant of the premises. The sale is held, and a foreclosure record, including notice of sale, affidavit of service, affidavit of the printer, sheriff's certificate of sale, and affidavit of attorney as to costs and disbursements, is recorded with the Register of Deeds or the Register of Titles. The mortgagor is entitled to a redemption period of 12 months after date of sale. The certificate operates as a conveyance of the land after the expiration of the redemption period.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MISSISSIPPI

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$320,931.34	\$3,209.31
Attorney's Fees.....	100	3,500.00	35.00
Advertising Cost.....	100	1,966.24	19.66
Revenue Stamps.....	100	251.00	2.51
Recording Fees.....	100	164.10	1.64
TOTAL FORECLOSURE COSTS..	100	\$ 5,881.34	\$ 58.81

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	2 months, 14 days
From date of advertisement.....	100	1 month, 24 days

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METHOD OF FORECLOSURE

Method of foreclosure in Mississippi is by power of sale. Notice must be published three weeks prior to the sale date. There is no redemption period. Suit for deficiency judgment must be brought within one year from the date of sale.

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HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MISSOURI

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$343,025.57	\$3,464.90
Attorney's Fees (Estimated).....	99	2,544.07	25.70
Advertising Cost.....	99	1,763.80	17.82
Revenue Stamps.....	99	230.50	2.33
Recording Fees.....	99	253.45	2.56
TOTAL FORECLOSURE COSTS*..		\$ 4,791.82**	\$48.40



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	2 months
From date of advertisement.....	99	1 month, 16 days



METHOD OF FORECLOSURE

Method of foreclosure in Missouri is by court action and power of sale. Practically all of our cases are by power of sale. The property must be advertised twenty-one days prior to date of sale. If the mortgagor gives a written notice at the sale or within ten days before the sale, he may have one year from the date of sale within which to redeem the property.



* 43 cases reporting attorney fees showed a total foreclosure cost of \$1,927.70—average, \$44.83; 56 cases handled by salaried personnel, reporting no attorney fees showed a total foreclosure cost of \$1,431.30—average, \$25.56.

** Includes estimated attorney's fees.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF MONTANA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	86	\$239,881.69	\$2,789.32
Attorney's Fees.....	86	10,520.00	125.00*
Comm. and/or Shrf's Fees.....	86	1,059.63	12.32
Revenue Stamps.....	86	313.00	3.64
Court Costs.....	86	1,244.04	14.47
Recording Fees.....	86	129.50	1.50*
Title Search.....	86	635.71	7.39
Administration & Guardian Fees.....	1	5.00	5.00
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	1	2.50	2.50
TOTAL FORECLOSURE COSTS..	86	\$ 13,909.38	\$ 161.74

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	86	1 year, 4 months, 19 days
From date of petition.....	86	1 year, 3 months, 2 days

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METHOD OF FORECLOSURE

Method of foreclosure in Montana is by court action instituted by the filing of a complaint. After a decree and order of sale is entered, the property is advertised and sold by the Sheriff. There is a redemption period of one year from date of sale. If the property is not redeemed, the purchaser is entitled to a deed at the expiration of the redemption period.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NEBRASKA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	97	\$200,798.30	\$2,070.09
Attorney's Fees.....	97	4,900.00	50.00*
Court Costs.....	97	5,125.45	52.84
Recording Fees.....	16	21.35	1.33
Abstract Fee.....	95	769.90	8.10
Costs for Releases of Judgment.....	4	65.30	16.33
TOTAL FORECLOSURE COSTS..	97	\$ 10,882.00	\$ 112.19

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	97	7 months, 29 days
From date of petition.....	97	5 months, 26 days

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METHOD OF FORECLOSURE

Method of foreclosure is by court action instituted by the filing of a petition. If decree is entered the mortgagor may request a nine-months' stay of execution. If this stay is requested, it is usually granted. When this period expires the property is advertised and sold by the sheriff. Sheriff's deed vests title in the purchaser.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NEVADA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	6	\$ 34,860.14	\$5,810.02
Attorney's Fees.....	6	800.00	133.33
Comm. and/or Shrf's Fees.....	6	244.35	40.73
Revenue Stamps.....	6	37.00	6.17
Court Costs.....	6	176.94	29.49
Recording Fees.....	6	17.10	2.85
Title Search.....	6	60.00	10.00
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	1	2.65	2.65
TOTAL FORECLOSURE COSTS..	6	\$ 1,338.04	\$ 223.01

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	6	1 year, 8 months, 22 days
From date of petition.....	6	1 year, 3 months, 12 days

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METHOD OF FORECLOSURE

Method of foreclosure in Nevada is by court action instituted by the filing of a petition. Judgment and decree is entered directing the sale of the property by the Sheriff. Notice of sale must be given by advertisement for at least 20 days. There is a redemption period of one year from date of sale and deed is issued after the expiration of the redemption period.

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HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NEW HAMPSHIRE

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	95	\$328,938.26	\$3,462.50
Attorney's Fees.....	80	4,075.00	50.00
Auctioneer's Fees.....	90	525.00	5.83
Advertising Cost.....	93	1,428.96	15.37
Revenue Stamps.....	90	311.90	3.47
Recording Fees.....	93	387.32	4.16
TOTAL FORECLOSURE COSTS..	95	\$ 6,728.18	\$ 70.82



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	95	1 month, 27 days



METHOD OF FORECLOSURE

Method of foreclosure in New Hampshire is by power of sale. Notice of sale must be published once a week for three weeks and the first publication may not be less than twenty-one days before the day of sale. A copy of the notice must be served on the mortgagor or sent by registered mail, addressed to him at his last known address. The sale must be held on the premises except where a different place is agreed upon in the mortgage. The person selling under the power of sale must, within thirty days after the sale, cause a copy of the notice and an affidavit of his acts to be recorded in the Registry of Deeds in the County wherein the property is situated. There is no redemption period after the sale.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NEW JERSEY

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$471,427.34	\$4,714.27
Attorney's Fees.....	100*	8,455.00	84.55
Court Costs**.....	100	13,773.92	137.74
TOTAL FORECLOSURE COSTS..	100	\$ 22,228.92	\$ 222.29



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	100	6 months, 3 days
From date of petition.....	100	4 months, 21 days



METHOD OF FORECLOSURE

Foreclosure is by proceeding in Equity instituted by the filing of a bill of complaint. In due time a decree is entered ordering the mortgaged property sold. The property must be advertised four weeks prior to date of sale and the sale must be confirmed by the court. The officer selling the property executes a deed of conveyance to the purchaser. There is no redemption period unless a suit for deficiency is instituted. If the mortgagor does not answer, he is allowed six months from the date of entry of judgment within which to redeem the property.



* 62 cases reported Attorney's Fees in the amount of \$90.00.

37 cases reported Attorney's Fees in the amount of \$75.00.

1 case reported Attorney's Fees in the amount of \$100.00.

** Lump sum only is available for total court costs. (Applies to all of Region 1B.)

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NEW MEXICO

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	16	\$ 40,488.13	\$2,530.51
Attorney's Fees.....	16	1,516.29	100.00*
Special Master's Fees.....	14	220.00	15.71
Advertising Cost.....	16	320.11	20.01
Revenue Stamps.....	12	41.00	3.42
Court Costs.....	14	189.55	13.54
Recording Fees.....	14	25.50	1.82
Abstract Fees.....	15	338.65	22.58
Receiver's Fees.....	6	155.00	25.83
TOTAL FORECLOSURE COSTS..	16	\$ 2,806.10	\$ 175.38

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	16	14 months, 22 days
From date of petition.....	16	13 months

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METHOD OF FORECLOSURE

Method of foreclosure in New Mexico is by court action instituted by the filing of a complaint. Final decree is entered ordering the property sold by a special master. Notice of sale must be published for four consecutive weeks with last publication at least three days before date of sale. No foreclosure sale can be held until 60 days after date of decree within which time the mortgagee may discharge the mortgage and avoid the sale. The property is sold and the special master executes a deed to the purchaser. There is a redemption period of nine months from date of sale.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

**FORECLOSURE COSTS
STATE OF NEW YORK**

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	73	\$389,039.04	\$5,329.30
Attorney's Fees.....	73	9,125.00	125.00
Auctioneer's or Trustee's Fees.....	17*	460.00	27.06
Advertising Cost.....	73	4,003.78	54.85
Referee's Fees.....	73	6,632.25	90.85
Revenue Stamps.....	73	287.50	3.94
Court Costs.....	73	524.99	7.19
Recording Fees.....	73	166.13	2.28
Service Fees.....	73	391.45	5.36
Title Search.....	73	1,224.37	16.77
TOTAL FORECLOSURE COSTS..	73	\$ 22,815.47	\$ 312.54



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	73	5 months, 29 days
From date of petition.....	73	3 months, 17 days



METHOD OF FORECLOSURE

The method of foreclosure in New York is either by court action or by sale after notice and advertisement, if the mortgage contains the customary power of sale. In either method sale is at auction and the holder of the mortgage may bid. In neither case is there any right to redeem after sale. Foreclosure by court action is preferable and is the method generally used by the Corporation.



* There are no auctioneer's fees in the Upstate Districts.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NORTH CAROLINA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$437,476.72	\$4,418.96
Attorney's Fees.....	99	3,520.41	35.56
Trustee's Fees.....	63	128.00	2.03
Advertising Cost.....	99	1,428.18	14.43
Commissioner's Fees.....	1	25.00	25.00
Revenue Stamps.....	99	433.00	4.37
Court Costs.....	99	808.70*	8.17
Recording Fees.....	67	193.95*	2.89
TOTAL FORECLOSURE COSTS..	99	\$ 6,343.29	\$ 64.07

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	2 months, 7 days
From date of advertisement.....	99	1 month, 16 days

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METHOD OF FORECLOSURE

Method of foreclosure in North Carolina is either by court action or by power of sale; the latter method is almost exclusively used. Sale under a power must be advertised once a week for 4 weeks and notice must be given by posting at the court house door for 30 days next preceding the sale. The trustee sells the property and the sale must be reported to the Clerk of the Superior Court for approval or upset bid. Trustee executes the deed to purchaser. There is no redemption period after the sale.

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* Total recording costs (fees) have been added to the total court costs, assuming those cases showing no recording fees have included the same in the total court costs.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF NORTH DAKOTA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$275,430.17	\$2,782.12
Attorney's Fees.....	98	5,894.50	60.00*
Sheriff's Fees.....	92	1,508.85	16.40
Advertising Cost.....	95	1,532.24	16.13
Revenue Stamps.....	99	344.50	3.48
Court Costs.....	97	639.34	6.50*
Recording Fees.....	99	478.54	4.83
Abstract Fees.....	97	634.05	6.54
Costs of Death Certificate and Probate Court Certificate.....	7	61.69	8.81
Miscellaneous Costs.....	7	285.19	40.74
TOTAL FORECLOSURE COSTS..	99	\$ 11,378.90	\$ 114.94

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	99	1 year, 5 months, 18 days
From date of petition.....	99	1 year, 4 months, 4 days

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METHOD OF FORECLOSURE

Foreclosure is by court action. Notice of intention to foreclose must be served on the record owner and foreclosure proceedings must be commenced within 90 days thereafter by the filing of a complaint. Attorney must have a power of attorney to foreclose a mortgage, which must be recorded before the sale. After judgment is entered, the property is advertised and sold. The sheriff executes a certificate of sale to the purchaser, which is recorded. There is a redemption period of one year from date of sale, and if the premises are not redeemed within one year from the date of sale, the sheriff executes a deed to the purchaser.

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* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS

STATE OF OHIO

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$431,175.18	\$4,335.30
Attorney's Fees.....	98	4,900.00	50.00
Trustee's or Auctioneer's Fees.....	3	12.50	4.17
Advertising Cost.....	46	833.56**	18.12
Referee or Commissioner's Fees.....	2	10.00	5.00
Revenue Stamps.....	99	386.50	3.90
Court Costs.....	99	6,163.04	62.25
Recording Fees.....	92	140.18	1.52
Appraisal.....	28	363.00	15.00*
Title Fee.....	34	445.00	15.00*
TOTAL FORECLOSURE COSTS..	99	\$ 12,420.22	\$ 125.46

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	98	4 months, 14 days
From date of petition.....	98	3 months, 24 days

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METHOD OF FORECLOSURE

Method of foreclosure in Ohio is by court action instituted by the filing of a petition. A judgment of foreclosure is entered in due course and an order of sale issues. The property is advertised and sold by the sheriff and the sale must be confirmed by the court. There is no redemption period after confirmation of sale. However, in Cuyahoga County the courts have taken it upon themselves to allow the mortgagor a six months' period between the time petition is filed and judgment is rendered.

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* Modal Average rather than Arithmetical Average.
 ** Total advertising cost is included in total court costs.

HOME OWNERS' LOAN CORPORATION

**FORECLOSURE COSTS
STATE OF OKLAHOMA**

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount	84	\$261,450.02	\$5,112.50
Attorney's Fees	64	3,375.00	50.00*
Advertising Cost	61	1,421.65	23.31
Commissioner's Fees	1	35.00	35.00
Revenue Stamps	83	226.50	2.73
Court Costs	84	1,249.61	14.88
Recording Fees	83	160.15	1.93
Abstract Fees	84	2,863.85	34.09
Sheriff's Fees	82	1,139.26	13.89
Receiver's Fees	28	530.27	18.94
TOTAL FORECLOSURE COSTS . .	**	**	**



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	84	11 months, 19 days
From date of petition	84	9 months, 20 days



METHOD OF FORECLOSURE

Method of foreclosure in Oklahoma is by court action instituted by the filing of a petition. After judgment is entered the property must be appraised, unless waived by the mortgage, and may not be sold for less than 2/3 of the appraised value. Where appraisal is waived, as in HOLC mortgage, the property may not be sold until six months after date of judgment. Notice of sale must be published for 30 days prior to date of sale, and the sale must be confirmed by the court. Sheriff executes a deed to the purchaser. There is no redemption period after date of sale.



* Modal average.
 ** 64 cases using fee attorneys reported a total foreclosure cost of \$8,955.20; average \$139.93. 20 cases not using fee attorneys reported a total foreclosure cost of \$2,046.09; average, \$102.30. Grand total, \$11,001.29; average, \$130.97.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF OREGON

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount	100	\$280,924.61	\$2,809.25
Attorney's Fees	100	7,370.00	73.70
Comm. and/or Shrf's Fees	100	1,259.91	12.60
Revenue Stamps	100	341.50	3.42
Court Costs	100	2,107.46	21.07
Recording Fees	100	201.35	1.90*
Title Search	100	1,561.00	15.00*
Adm. & Guardian Fees	4	40.00	10.00
Cost of Ancillary Proceedings: Pro- bate, Guardianship, Bankruptcy, etc.	7	155.80	22.26
TOTAL FORECLOSURE COSTS..	100	\$ 13,037.02	\$ 130.37



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	1 year, 5 months
From date of petition	100	1 year, 3 months, 10 days



METHOD OF FORECLOSURE

Method of foreclosure in Oregon is by court action instituted by the filing of a complaint. Decree is entered and the property is advertised and sold by the Sheriff. The sale may not be confirmed for at least ten days. There is a redemption period of one year from date of sale, and deed is issued after expiration of the redemption period.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF PENNSYLVANIA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	99	\$429,805.89	\$4,341.47
Attorney's Fees.....	99	4,977.50	50.00*
Advertising Cost.....	99	6,504.21	65.70
Revenue Stamps.....	64	57.30	.90
Court Costs.....	99	3,396.96**	34.31
Recording Fees.....	10	57.00	5.70
Sheriff's Poundage.....	87	675.84	7.77
TOTAL FORECLOSURE COSTS..	99	\$ 15,668.81	\$ 158.27



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	99	2 months, 6 days
From date of petition.....	99	1 month, 19 days



METHOD OF FORECLOSURE

Method of foreclosure in Pennsylvania is either (1) by a writ of Scire Facias Sur mortgage, or (2) by entering judgment on the bond. (1) Scire Facias may not issue until one year after default, unless this condition is expressly waived. Judgment is entered on the Scire Facias and the property sold on execution. (2) The other method is to enter judgment on the bond, which is usually accompanied by a warrant to confess judgment, and to sell the property in execution of this judgment, which becomes a lien as of the date upon which the mortgage was recorded. There is no redemption from a foreclosure sale.



* Modal average.
** Includes recording fees, except for 10 cases listed under Recording Fees.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF RHODE ISLAND

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	98	\$534,307.41	\$5,452.12
Auctioneer's Fees.....	98	1,006.93	10.27
Advertising Cost.....	97	2,469.62	25.46
Revenue Stamps.....	72	432.75	6.01
Recording Fees.....	80	472.65	5.91
TOTAL FORECLOSURE COSTS..	98	\$ 4,381.95	\$ 44.72

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	98	2 months, 10 days

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METHOD OF FORECLOSURE

Method of foreclosure in Rhode Island is generally by power of sale. Publication must be made once a week for three weeks, and the first publication must be at least twenty-one days prior to the date of sale. The property is sold by an auctioneer, and the foreclosure deed is executed and recorded. There is no redemption period after date of sale.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF SOUTH CAROLINA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	98	\$255,989.49	\$2,612.14
Attorney's Fees.....	98	6,043.34*	61.67
Auctioneer's Fees.....	81	143.00	1.57
Advertising Cost.....	97	1,690.12	17.42
Commissioner's Fees.....	98	2,438.69	24.88
Court Costs.....	98	1,206.73	12.31
Recording Fees.....	96	128.25	1.34
Sheriff's Cost.....	93	393.81	4.23
Administrator ad litem, Guardian ad litem.....	6	35.00	5.83
TOTAL FORECLOSURE COSTS..	98	\$ 12,078.94	\$ 123.25



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	98	3 months, 26 days
From date of petition.....	98	2 months, 28 days



METHOD OF FORECLOSURE

Method of foreclosure in South Carolina is by court action instituted by the filing of a complaint. The case is referred to a Master in Equity who hears the case. Decree of foreclosure is signed by the Court and sale is ordered. The property is advertised and the sale held by Master in Equity. The bidding remains open for thirty days for upset bids, but the bidder at the sale may neither directly nor indirectly raise his bid during this period. Deed is executed to the purchaser. There is no redemption period after foreclosure sale.



* \$123.34 was added to the total attorney fees and total foreclosure costs to compensate for cases reporting no attorney fees, said cases having been handled by salaried personnel.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF SOUTH DAKOTA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$225,122.58	\$2,251.23
Attorney's Fees.....	100	3,220.00	25.00*
Recording Fees (Certificate of Sale)...	88	94.15	1.07
Sale Costs.....	100	3,077.27	30.77
Abstract Fees.....	13	49.90	3.84
Recording Fees (Deed).....	99	642.40	6.49
TOTAL FORECLOSURE COSTS..	100	\$ 7,083.72	\$ 70.84



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	99	1 year, 2 months, 5 days
From date of advertisement.....	100	1 year, 1 month, 25 days



METHOD OF FORECLOSURE

Foreclosure in South Dakota may be either (1) by court action, or (2) by advertisement under power of sale. (1). Foreclosure by court action is instituted by the filing of a complaint. After judgment and order of sale, the property is advertised once a week for 30 days and sold by the sheriff or referee. Certificate of sale issues to the purchaser and must be recorded. There is a one-year redemption period from date of sale, and if there is no redemption deed is issued to the purchaser. (2). To foreclose by advertisement, notice of foreclosure must be given by publication once a week for four weeks. Sale must be made by the sheriff, and certificate of sale is issued to the purchaser and recorded. There is a redemption period of one year from date of sale, and if there is no redemption deed issues to the purchaser.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF TENNESSEE

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	98	\$323,179.75	\$3,297.75
Attorney's Fees.....	98	4,900.00	50.00
Advertising Cost.....	98	2,154.07	21.98
Revenue Stamps.....	98	275.50	2.81
Recording Fees.....	98	254.35	2.60
State Tax & Clerk's Fee.....	1	11.65	11.65
TOTAL FORECLOSURE COSTS..	98	7,595.57	\$ 77.51



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	98	1 month, 28 days
From date of advertisement.....	98	1 month, 11 days



METHOD OF FORECLOSURE

Method of foreclosure in Tennessee is by power of sale contained in the deed of trust. Publication of notice of foreclosure must be made at least twenty days before the date of sale and must appear at least three times in some newspaper published in the county where the sale is to be made. Deed is executed by the trustee to the purchaser. Sale without advertisement is not void, the provision for advertisement being merely discretionary. A redemption period of one year is permitted, unless waived. The redemption period is waived in HOLC deeds of trust.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF TEXAS

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	93	\$223,836.74	\$2,406.85
Revenue Stamps.....	93	167.50	1.80
Recording Fees.....	93	314.30	3.38
TOTAL FORECLOSURE COSTS..	93	\$ 481.80	\$ 5.18

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	93	1 month, 10 days
From date of petition or advertisement	93	21.9 days

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METHOD OF FORECLOSURE

Method of foreclosure in Texas is either (1) by court action, or (2) by power of sale. (1). Foreclosure by court action is instituted by the filing of a petition. Judgment is entered and an abstract of judgment is recorded. The judgment becomes final after 30 days and an order of sale issues to the sheriff. Notice of sale must be published once a week for four weeks. The sheriff sells to the highest bidder at the sale and executes a deed to the purchaser. (2). Foreclosure by trustee's sale under power of sale in the deed of trust is effected by advertising the property by posting for 21 consecutive days prior to date of sale at three public places in the county. The trustee conducts the sale, selling to the highest bidder, and executes a deed to the purchaser. There is no redemption period after date of sale in either method.

HOME OWNERS' LOAN CORPORATION

**FORECLOSURE COSTS
STATE OF UTAH**

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$321,751.15	\$3,217.51
Attorney's Fees.....	100	10,485.00	104.85
Comm. and/or Shrf's Fees.....	100	2,031.88	20.32
Revenue Stamps.....	100	406.50	4.07
Court Costs.....	100	2,009.72	20.10
Recording Fees.....	100	216.50	2.17
Title Search.....	100	622.04	6.22
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	4	60.95	15.24
TOTAL FORECLOSURE COSTS..	100	\$15,832.59	\$ 158.33

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	1 year, 5 months, 1 day
From date of petition.....	100	1 year, 2 months, 23 days

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METHOD OF FORECLOSURE

Method of foreclosure in Utah is by court action instituted by the filing of a complaint. Judgment is entered and the Sheriff is directed to proceed and sell the property. Notice must be given for twenty days by posting in three public places, and publishing once a week for the same period. The Sheriff sells the property and issues a certificate of sale to the purchaser. There is a redemption period of six months from date of sale. If there is no redemption, the purchaser is entitled to a deed at the end of the redemption period.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF VERMONT

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	42	\$187,397.12	\$4,461.84
Attorney's Fees.....	42	2,626.80	65.00*
Court Costs.....	42	1,453.02	34.59
TOTAL FORECLOSURE COSTS..	42	\$ 4,079.82	\$ 97.14



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel.	35	9 months, 9 days
From date of petition.....	32	8 months, 27 days



METHOD OF FORECLOSURE

Method of foreclosure in Vermont is by suit in chancery. The proceeding is one of strict foreclosure. The period of redemption is one year, but the Chancellor may shorten this period if the security is insufficient. Title passes to the mortgagee if the property is not redeemed within the time fixed by the decree.



* Modal average.

HOME OWNERS' LOAN CORPORATION

**FORECLOSURE COSTS
STATE OF VIRGINIA**

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount	100	\$551,262.83	\$5,512.63
Attorney's Fees	100	4,000.00	40.00
Trustee's Fees	99	977.50	10.00*
Advertising Cost	100	3,120.79	31.21
Sheriff's Fees	100	358.00	3.50*
Revenue Stamps	100	457.00	4.57
Court Costs	2	1.00	.50
Recording Fees	100	509.42	5.09
Mileage	2	20.00	10.00
Cost of Hand Bills	1	4.00	4.00
TOTAL FORECLOSURE COSTS..	100	\$ 9,447.71	\$ 94.48



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	20 days
From date of advertisement	100	8 days



METHOD OF FORECLOSURE

Method of foreclosure in Virginia is by power of sale under deed of trust. Deed of trust may be foreclosed in equity, but application should be made to the court only when its aid is necessary. HOLC deed of trust provides that the trustee shall advertise the property by placing "A notice of time, place, and terms of sale for 5 times in some newspaper published in or having a general circulation in the county wherein the property lies." The sale must be at public auction and deed is executed by the trustee to the purchaser. When the deed is recorded it must be noted by the Clerk on the margin of the record of the encumbrance. Trustee must make a report to the Commissioner of Accounts. There is no redemption period after sale.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF WASHINGTON

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$250,640.79	\$2,506.41
Attorney's Fees.....	100	7,407.50	74.08
Comm. and/or Shrf's Fees.....	100	2,295.95	22.96
Revenue Stamps.....	100	327.50	3.28
Court Costs.....	100	2,270.35	22.70
Recording Fees.....	100	152.15	1.50*
Title Search.....	96	957.25	10.00*
Adm. and Guardian's Fees.....	1	10.00	10.00
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.....	2	18.95	9.48
TOTAL FORECLOSURE COSTS..	100	\$ 13,439.65	\$ 134.40



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	1 year, 5 months, 23 days
From date of petition.....	100	1 year, 4 months, 6 days



METHOD OF FORECLOSURE

Method of foreclosure in Washington is by court action instituted by the filing of a complaint. Decree and order of sale is entered and notice of sale is given by posting in three public places for four weeks prior to sale and by publishing once a week for the same period. Property is sold at public auction by the sheriff and the sale may be confirmed by the Court at any time after ten days from the date thereof. There is a redemption period of one year from date of sale. If the property is not redeemed the sheriff executes and delivers deed to the purchaser.



* Modal average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF WEST VIRGINIA

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	100	\$475,120.45	\$4,751.20
Trustee's Fees.....	90	2,660.00	30.00
Advertising Cost.....	100	2,268.00	22.68
Revenue Stamps.....	100	343.00	3.43
Court Costs.....	96	148.50	1.55
Recording Fees.....	100	273.25	2.75*
TOTAL FORECLOSURE COSTS..	100	\$ 5,692.75	\$ 56.93

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	100	1 month, 25 days
From date of advertisement.....	100	1 month, 6 days

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METHOD OF FORECLOSURE

Method of foreclosure is by power of sale. Notice of sale must be published at least once a week for four successive weeks, and a copy of such notice must be posted at the front door of the court house for a like period. Notice must also be served on the grantor, if within the county, at least 20 days before sale. There is no right to redemption after foreclosure sale under deed of trust.

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* Modal average rather than arithmetical average.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF WISCONSIN

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount.....	73	\$406,566.73	\$5,569.41
Attorney's Fees.....	73	6,540.00	89.59
Revenue Stamps.....	73	360.00	4.93
Court Costs.....	73	4,124.41	56.50
Recording Fees.....	1	1.40	1.40
Abstract Charges.....	66	1,262.04	19.12
Photo of Note & Mtge.....	11	67.80	6.16
Expert Testimony (Appr.).....	1	50.00	50.00
TOTAL FORECLOSURE COSTS..	73	\$ 12,405.65	\$ 169.94

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TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	73	17 months
From date of petition.....	73	16 months

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METHOD OF FORECLOSURE

Foreclosure in Wisconsin is by court action instituted by the filing of a complaint. In due course a judgment of foreclosure and sale is entered ordering the mortgaged premises sold. However, sale cannot be held until one year after the date of entry of judgment. Notice of the time and place of holding the sale must be given by publication once a week in a newspaper of the County where the property is situated and posting a copy of said notice in three public places in the town where the real estate is sold. The sale must be confirmed by the court and a deficiency judgment may be demanded if property did not realize enough to satisfy the debt. After the sale has been confirmed the sheriff's or referee's deed passes the title of the mortgagor to the purchaser without any right of redemption.

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Note: Publication for Sale, Sheriff's Fees and Recording Fees are included in Court Costs.

HOME OWNERS' LOAN CORPORATION

FORECLOSURE COSTS
STATE OF WYOMING

COSTS

Items	Number of Cases	Total Amount	Average Amount
Loan Amount	16	\$ 38,772.09	\$2,423.26
Attorney's Fees	16	1,720.00	107.50
Comm. and/or Shrf's Fees	16	666.53	41.66
Revenue Stamps	16	49.50	3.09
Court Costs	8	87.30	10.91
Recording Fees	16	32.55	2.03
Title Search	15	219.93	14.66
Cost of Ancillary Proceedings: Probate, Guardianship, Bankruptcy, etc.	1	10.00	10.00
TOTAL FORECLOSURE COSTS..	16	\$ 2,785.81	\$ 174.11



TIME TO FORECLOSE

Period	Number of Cases	Average Time
From date dispatched to State Counsel	16	1 year, 4 months, 27 days
From date of petition or advertisement	16	1 year, 3 months, 1 day



METHOD OF FORECLOSURE

Method of foreclosure in Wyoming is either by court action or by power of sale. In the latter method advertisement must be once a week for four weeks. Foreclosure by court action is instituted by the filing of a complaint. After judgment is entered sale is ordered. The property is advertised for sale once a week for four weeks and the sale is by public auction. Certificate of sale is executed by the sheriff and given to the purchaser. The debtor is entitled to a six months' redemption period, and judgment creditors to nine months'. If there is no redemption, deed is issued after the expiration of the redemption period.

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