



# December 2008 Foreclosure Report

Southwest Florida Real Estate  
Investment Association

# By the Numbers

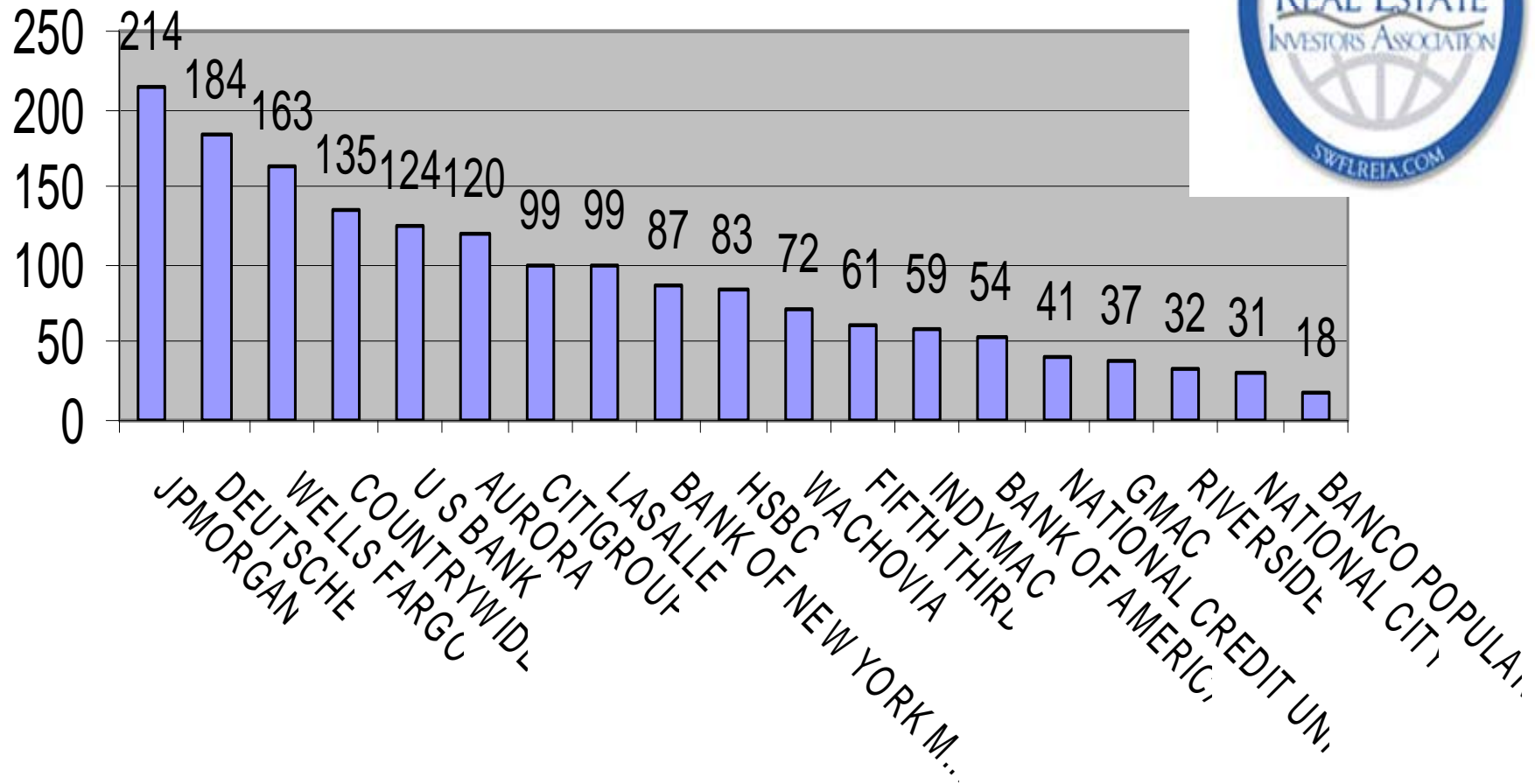
- Dec. 2008 Lis Pendens, Mortgage Related: 2304
- Dec. 2008 Deeds Conveyed via Foreclosure: 863

◆ Total Lis Pendens    ■ Deeds Transferred    — Poly. (Deeds Transferred)

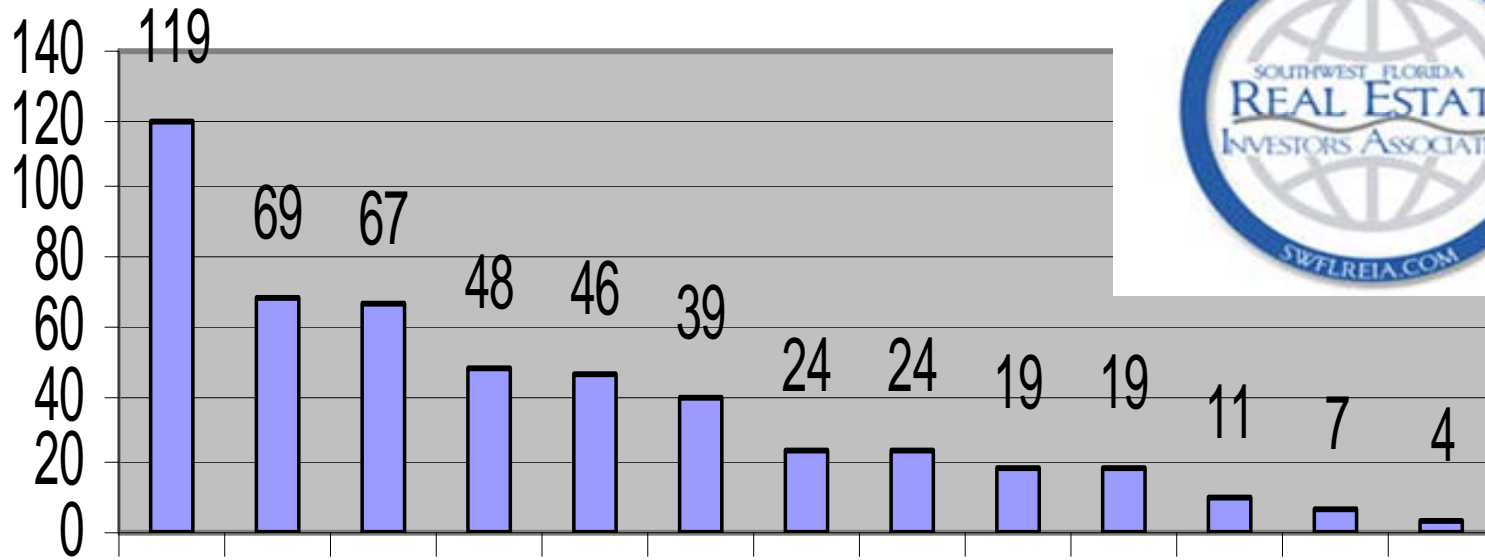


**Trend of the Deeds carried forward.**

Counts by Lender, Mortgage Foreclosures

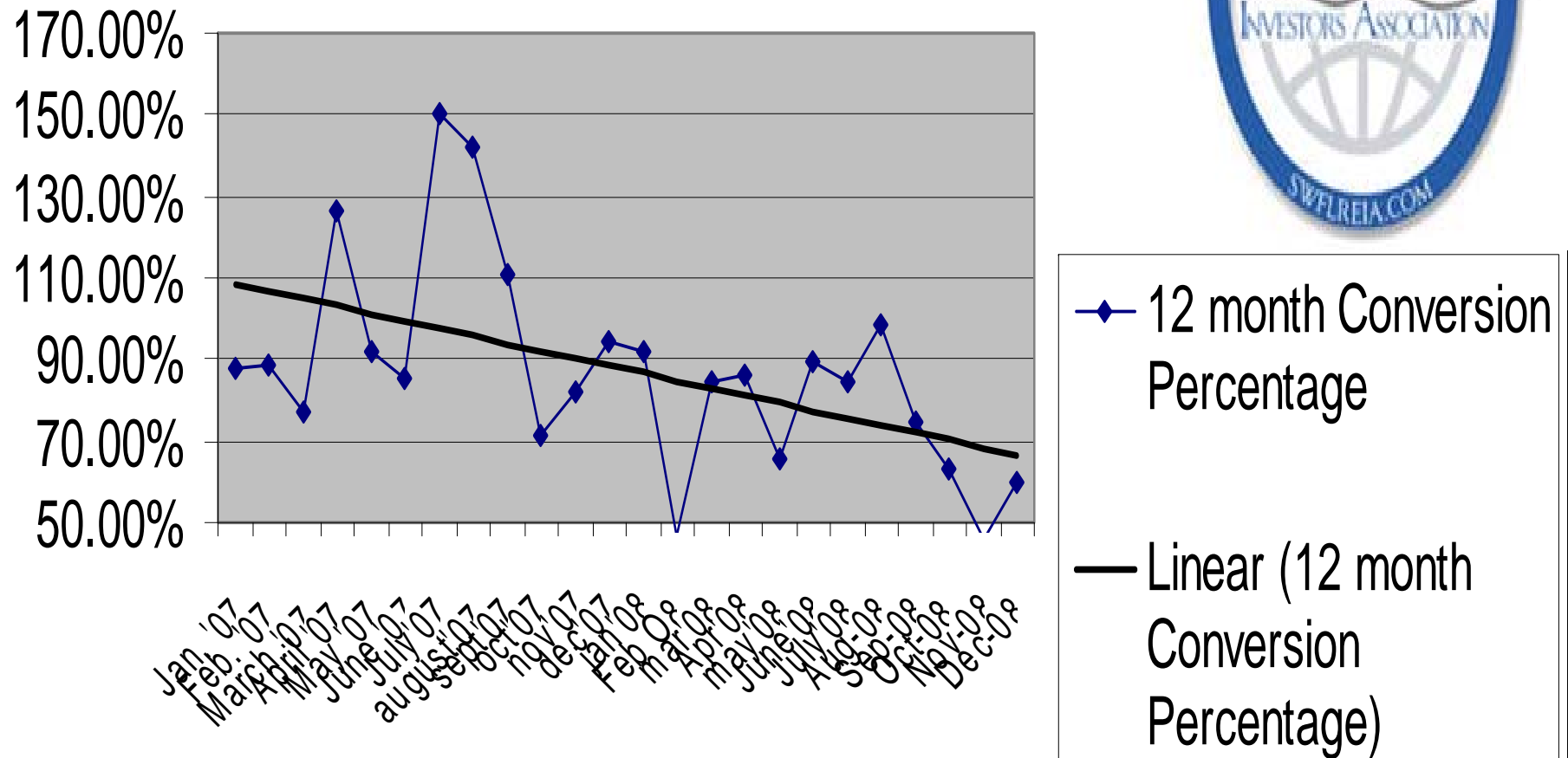


Deeds Acquired by Lender Via Foreclosure, Dec 2008



DEUTSCHE  
U.S. BANK  
FANNIE MAE  
WELLS FARGO  
HSBC  
LASALLE  
BANK OF NY  
Freddie Mac  
CITI  
WACHOVIA  
SUNCOAST  
COUNTRYWIDE  
BOA

# 12 month average of Lis Pendens to Deeds 12 months from the Lis Pendens Filing Date



# Notes:

- Foreclosure Filings went up from last month. For full disclosure, I expected the filings to remain under last months. There is supposed to be a voluntary moratorium on Homesteaded foreclosures. I will have detailed data on Homesteaded versus Non-Homesteaded later in Jan. I have a program being written.
- The Foreclosure filings did not break the last top of the trend. That is a good thing. These numbers will bounce around. It is the nature of numbers.
- There appears to have been a late month push to get a lot of Foreclosures filed. On 12/31/08, 169 Lis Pendens were filed.
- We know there is a backlog of Mortgages in Default that have not been filed on. This makes analysis of the trend difficult to say the least.
- Expect a lot of deeds to be conveyed into the New Year. The Clerks office has been gearing up for it.

# Notes Cont.

- We are seeing entities that were trying to sell Non Performing notes, that are now foreclosing. Meaning no one bought the notes. This is a net result of many things, fear, first and foremost
- Another reason a lot of these trades failed to happen was an extraordinary amount of unqualified people, both licensed and unlicensed attempting to facilitate complex securities sales without the proper acumen. This became quite the “New, get rich quick scheme”,





# Have a Happy And Profitable New Year!

Southwest Florida Real Estate Investment Association  
is dedicated to providing networking and,  
educational training for individuals who are interested  
in real estate investing

<http://www.swflreia.com>