

November 2008  
Lee County FL  
Lis Pendens Filings



# Total Filings

- 1681 Mortgage Related Foreclosure filings
- 1775 total Lis Pendens Filed
- 88.4 Per Diem in filings
- 121 per diem filings for the month prior

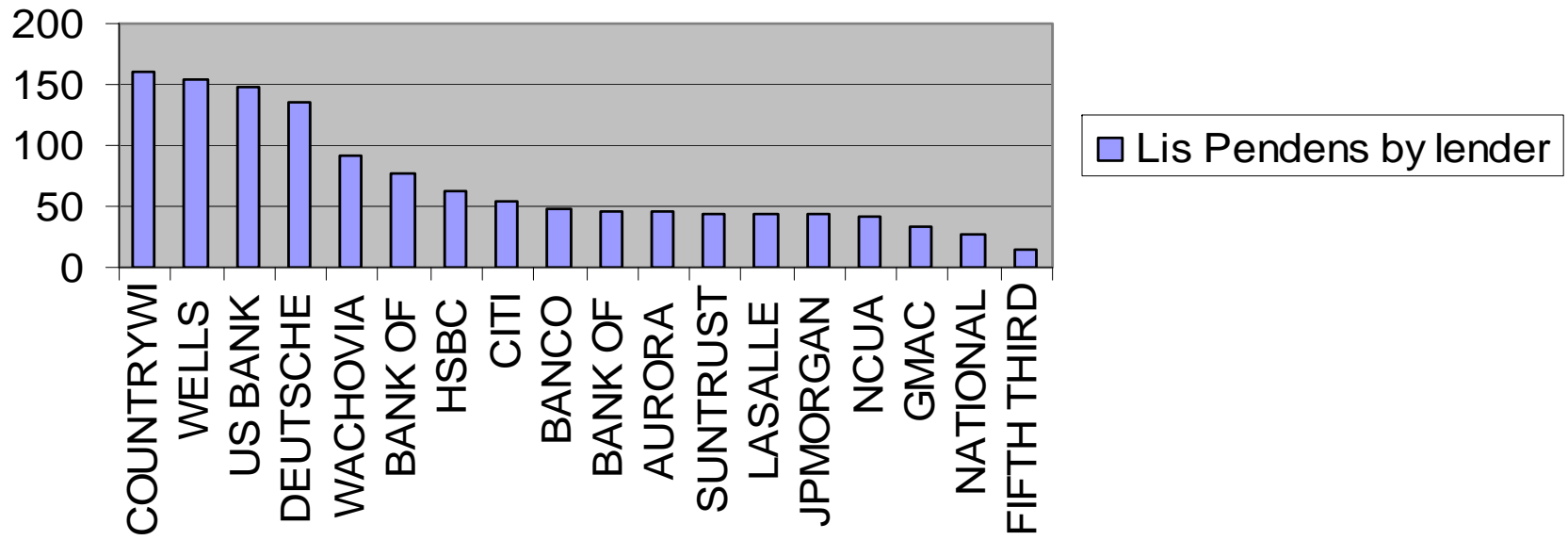
- Compiled and analyzed by: Jeff Tumbarello, Director, SWFL REIA
- For questions, improvements and comments, please email [jeff@swflreia.com](mailto:jeff@swflreia.com)
- This data was downloaded from Public records
- Mortgage foreclosures were culled from the total of the Lis Pendens filings
- This report was done for the benefit of the SWFL REIA and its members.

Lis Pendens Total

◆ Lis Pendens Total



Lis Pendens by Lender, lee County, Nov 2008



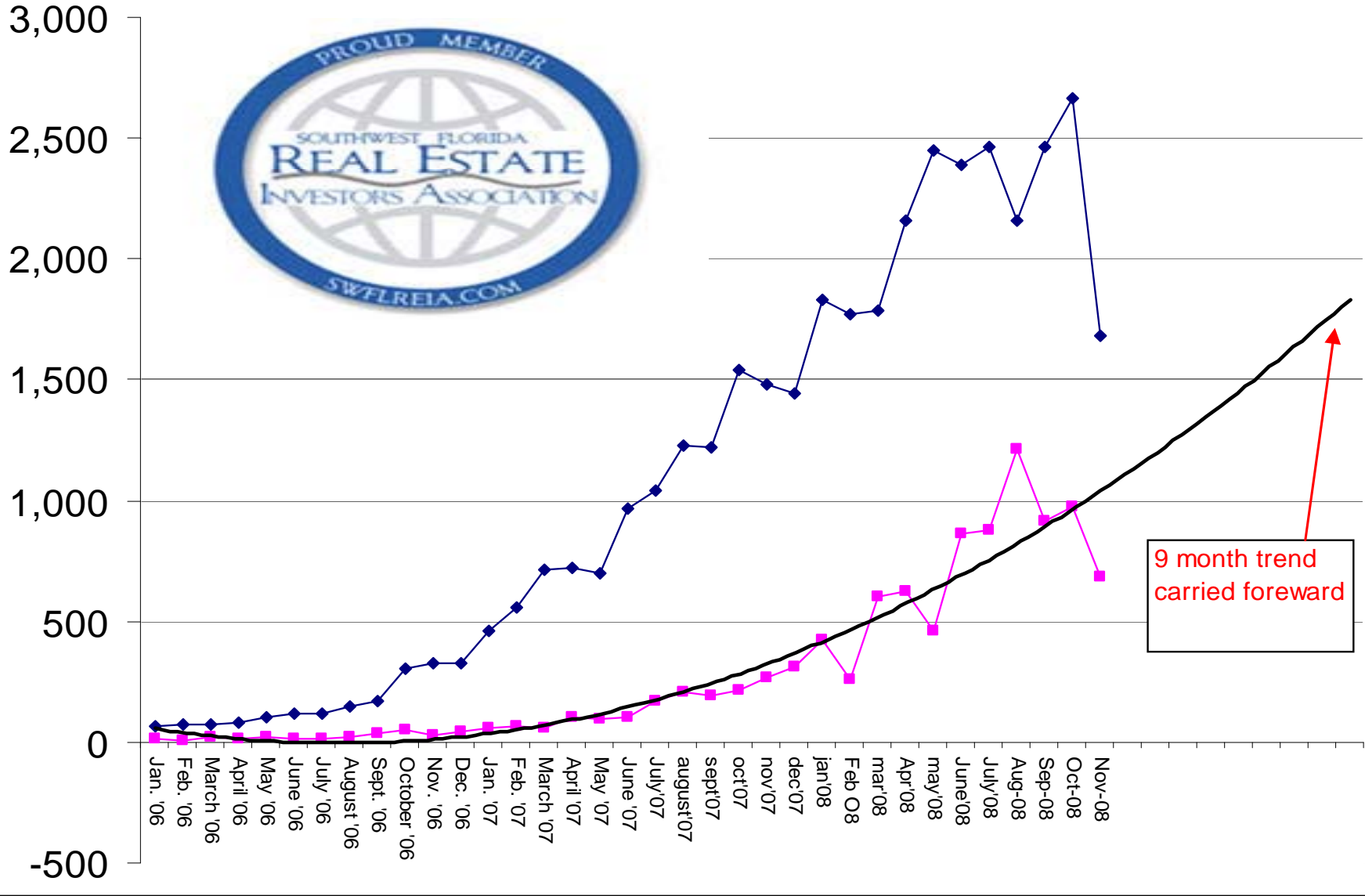
# Lis Pendens by lender

COUNTRYWIDE	160
WELLS FARGO	154
US BANK	148
DEUTSCHE	136
WACHOVIA	92
BANK OF NEW YORK	77
HSBC	62
CITI	55
BANCO POPULAR	48
BANK OF AMERICA	46
AURORA	46
SUNTRUST	44
LASALLE BANK	44
JPMORGAN	44
NCUA	41
GMAC	34
NATIONAL CITY	28
FIFTH THIRD	15

# Deeds Transferred

- 682 deeds transferred from the Clerk of the Court

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



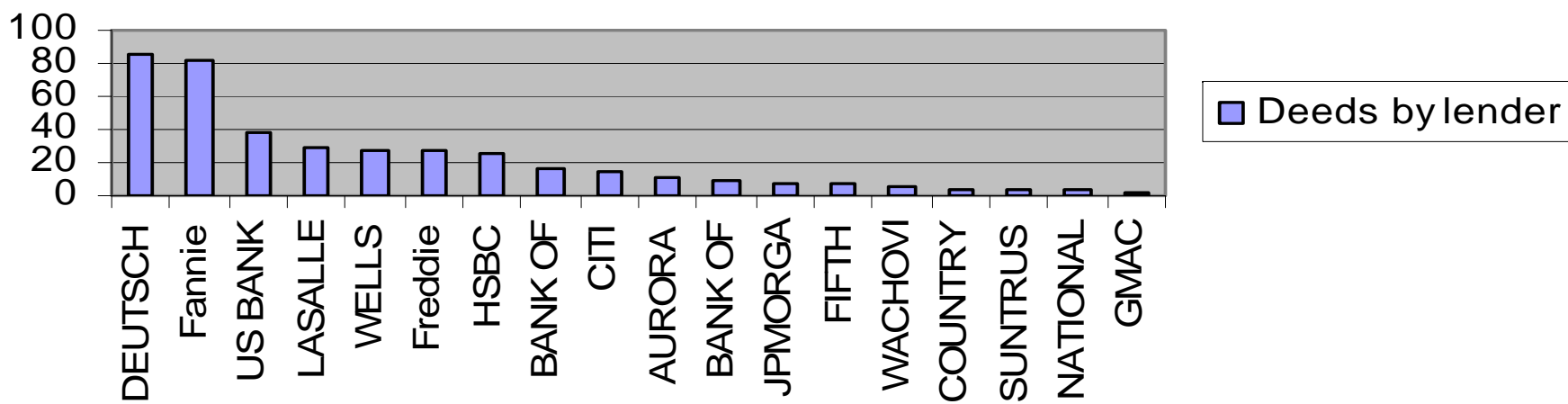
9 month trend carried forward



# Deeds by Lender

DEUTSCHE	85
Fannie Mae	82
US BANK	39
LASALLE BANK	30
WELLS FARGO	28
Freddie Mac	28
HSBC	26
BANK OF NEW YORK	17
CITI	14
AURORA	11
BANK OF AMERICA	9
JPMORGAN	8
FIFTH THIRD	7
WACHOVIA	6
COUNTRYWIDE	4
SUNTRUST	4

Deeds by lender



# Notes

- The same players in filings and deeds remain throughout the trend
- Fannie and Freddie getting lots of deeds.
- Countrywide appears to be working on the backload. An earlier financial statement had CFS with 1 percent of its loans in default, 6 percent at technical default.
- The effect of the bailout starting to take effect. The real question is, is this the problem being solved or are we just going to quit filing foreclosures to allow the housing market to heal, or are we waiting for Fed Gov to buy these assets.
- The more people that can stay in their homes and start paying on their debts, the faster this ends.
- If the trend continues down thru 01/2009. It will be time to start doing absorption studies. Without any new houses being built for a number of years and the coming flood of retired and “forced retired” the SWFL market could get real interesting.
- Sales continue to beat YOY since March.
- Expect a flood of REO’s this season