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# Deficiency Judgment Chart

find the article at: "<http://www.car.org/legal/2008articles/deficiency-judgment-chart/>"

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This legal chart is intended to provide a quick and easy guide to determine when a borrower may be liable for a deficiency judgment. There are other factors and conditions which may change the result (such as fraud by the borrower and bad faith waste). For more details see the legal article, [Deficiency Judgments and California Law](#).

Residential 1 - 4 units, Owner Intends to Occupy a Unit in the Secured Real Property			Non-owner Occupied or Other Real Property		
Lender Purchase Money Loan (non-recourse loan)  ▼	Seller Financed Purchase Money Loan (non-recourse loan)  ▼	Refinance (Non-Purchase Money Loan) (recourse loan)  ▼	Lender Purchase Money Loan (recourse loan)  ▼	Seller Financed Purchase Money Loan (non-recourse loan)  ▼	Refinance (Non-Purchase Money Loan) (recourse loan)  ▼
NO deficiency judgment if senior or junior lienholder*	NO deficiency judgment if senior or junior lienholder*	YES deficiency judgment if judicial foreclosure  NO deficiency judgment if trustee's sale foreclosure  Cal. Code	YES deficiency judgment if judicial foreclosure  NO deficiency judgment if trustee's sale foreclosure  Cal. Code	NO deficiency judgment if senior or junior lienholder*	YES deficiency judgment if judicial foreclosure  NO deficiency judgment if trustee's sale foreclosure  Cal. Code
Cal. Code Civ. Proc. § 580b	Cal. Code Civ. Proc. § 580b			Cal. Code Civ. Proc. § 580b	

		Civ. Proc. § 580d	Civ. Proc. § 580d		Civ. Proc. § 580d
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**\* If a senior lienholder forecloses on the property, the "wiped out" junior lienholder who no longer has a secured note may not sue on this promissory note for those categories indicated in the chart.**

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The information contained herein is believed accurate as of February 25, 2008. It is intended to provide general answers to general questions and is not intended as a substitute for individual legal advice. Advice in specific situations may differ depending upon a wide variety of factors. Therefore, readers with specific legal questions should seek the advice of an attorney.