

**Unsecured notes usually sold by large corporations to raise cash.**

5/49

A provision in a mortgage or deed of trust that permits the lender to declare the entire principal balance of the debt immediately due and payable if the borrower is in default.

1/49

Conveyance of title to the mortgagee by a mortgagor in default to avoid a record of foreclosure. Also called friendly foreclosure.

6/49

A statement in a mortgage or deed of trust entitling the lender to declare the entire principal balance of the debt immediately due and payable if the borrower sells the property during the mortgage term. Also known as due-on-sale clause.

2/49

**A form of mortgage wherein there is a third party, who is called a trustee.**

7/49

(a) Delinquency in meeting an obligation.  
(b) Paid at the end of a period (e.g., at the end of the month) for the previous period; payments in arrears include interest for using the money during the previous period.

3/49

A statement in a mortgage or deed of trust giving the borrower the right to redeem the title and have the mortgage lien released at any time prior to default by paying the debt in full.

8/49

Loans that meet the criteria set by the FNMA/FHLMC regarding a borrower's creditworthiness, maximum loan amount and is processed using FNMA/FHLMC uniform loan documents.

4/49

A clause in a mortgage that compels the mortgagor to issue a statement verifying the terms of the mortgage.

13/49

A court judgment obtained by a mortgagee for the amount of money a foreclosure sale proceeds were deficient in fully satisfying the mortgage debt.

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The shortened name for the Federal National Mortgage Association.

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The loss of funds available to lending institutions for making mortgage loans, caused by depositors' withdrawal of funds for making investments that provide greater yields.

10/49

The legal procedure of enforcing payment of a debt secured by a mortgage or any other lien.

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**See alienation clause.**

11/49

The short name for Federal Home Loan Mortgage Corporation.

16/49

The borrower's right to redeem the title pledged or conveyed in a mortgage or deed of trust after default and prior to a foreclosure sale by paying the debt in full, the accrued interest, and the lender's costs.

12/49

Basis for the legal practice followed in some states in which the title pledged in a mortgage is conveyed if the mortgagor is in default.

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See Government National Mortgage Association.

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A court proceeding to require that property be sold to satisfy a mortgage lien.

22/49

To pledge property as security for the payment of a debt without giving up possession.

18/49

The foreclosure doctrine followed in certain states. A state's foreclosure statute that is based on the fundamental principle established by law that a borrower owns the mortgaged property while the lender gets a lien.

23/49

Regulates mortgage foreclosures in Illinois. Included is the foreclosure of trust deeds and long-term land contracts.

19/49

The attribute of an asset's being readily convertible to cash.

24/49

(a) Money paid for the use of money. (b) An ownership or right.

20/49

The lender in a mortgage loan, who receives a mortgage from the borrower (mortgagor).

29/49

A written instrument used to pledge a title to real property to secure payment of a promissory note.

25/49

The borrower in a mortgage loan who executes and delivers a mortgage to the lender.

30/49

The transfer of mortgage obligations to a purchaser of the mortgaged property.

26/49

A loan in which the payments are not large enough to cover the interest on the loan, causing the loan balance to grow larger during the term of the loan, rather than smaller.

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An organization that makes and services mortgage loans.

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The lender agrees to keep intact the leases of the current tenants should the lender foreclose on the mortgagor.

32/49

One who arranges a mortgage loan between a lender and a borrower for a fee.

28/49

A written promise to pay a debt as set forth in the writing.

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A note in which the borrower has no personal liability for payment.

33/49

Granted to a mortgager upon repayment of the debt as part of the defeasance clause.

38/49

An instrument made by a person promising to pay back a specific sum of money at a specific time. The note will include the amount loaned, the interest rate, the term of the loan, and the timing of payments. A note is considered to be evidence of the loan.

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Allows lender to sell mortgage at any time and obtain money invested rather than wait for completion of loan term.

39/49

A financial charge imposed on a borrower for paying a mortgage prior to expiration of the full mortgage term.

35/49

A major source of funds for financing residential real estate.

40/49

(a) In the law of agency, one who appoints an agent to represent him or her. (b) Amount of money on which interest is paid or received.

36/49

One who conveys title to a trustee.

45/49

The market in which lenders sell mortgages.

41/49

Charging a rate of interest higher than the rate allowed by law.

46/49

A proceeding in which a court gives a mortgagor in default a specified time period in which to satisfy the debt and thereby prevent transfer to the lender of the title to the mortgaged property.

42/49

Procedure by lenders to aggregate individual loans into large packages of loans for sale on the secondary mortgage market.

47/49

The legal theory followed in some states, holding that a mortgage conveys a title to real property to secure payment of a debt.

43/49

One in which uniform installment payments include payment of both principal and interest.

48/49

One who holds title to property for the benefit of another called a beneficiary.

44/49