

## Deficiency Judgment Chart

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 lien holder*	NO deficiency judgment if senior or junior lien holder*	YES deficiency judgment if judicial foreclosure	YES deficiency judgment if judicial foreclosure	NO deficiency judgment if senior or junior lien holder*	YES deficiency judgment if judicial foreclosure
Cal. Code Civ. Proc. § 580b	Cal. Code Civ. Proc. § 580b	NO deficiency judgment if trustee's sale foreclosure	NO deficiency judgment if trustee's sale foreclosure	Cal. Code Civ. Proc. § 580b	NO deficiency judgment if trustee's sale foreclosure
		Cal. Code Civ. Proc. § 580d	Cal. Code Civ. Proc. § 580d		Cal. Code Civ. Proc. § 580d

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