

# Foreclosure Time and Redemptions by State

This table specifies Genworth's maximum number of allowable months from foreclosure start to foreclosure complete.

State	Foreclosure time (months)	Normal redemption time (months)	Usual F/C Method
Alabama	8	12	NJ
Alaska	11	12	NJ
Arizona	7	6 (A)	NJ
Arkansas	11	0J-12NJ	NJ
California	13	12J-3NJ	NJ
Colorado	10	0	NJ
Connecticut	21	0 SF	J
Delaware	22	0	J
Dist. of Columbia	6	0	NJ
Florida	23	0	J
Georgia	7	0	NJ
Hawaii	24	0	J
Idaho	14	6	NJ
Illinois	17	6	J
Indiana	15	0	J
Iowa	17	6	J
Kansas	10	0	J
Kentucky	14	0	J
Louisiana	13	0	J
Maine	19	12	J
Maryland	18	90 days to ratify sale	NJ
Massachusetts	11	0	NJ
Michigan	6	6J-1NJ	NJ
Minnesota	9	6	NJ
Mississippi	8	0	NJ
Missouri	7	12	NJ
Montana	11	12 (J)	NJ
Nebraska	10	0	NJ
Nevada	19	0	NJ
New Hampshire	10	0	NJ
New Jersey	21	6	J
New Mexico	20	10	J
New York	23	0	J
North Carolina	11	0	NJ
North Dakota	17	2B	J
Ohio	15	0	J
Oklahoma	15	0	J
Oregon	16	12J-0NJ	NJ
Pennsylvania	21	0	J
Rhode Island	18	0	NJ
South Carolina	16	0	J
South Dakota	15	6	NJ/J
Tennessee	6	0	NJ
Texas	9	0	NJ
Utah	14	6	NJ
Vermont	23	6SF	J
Virgin Islands	13	0	J
Virginia	9	0	NJ
Washington	18	8-12J/0NJ	NJ
West Virginia	6	0	NJ
Wisconsin	13	6 no def. 12 def.	J
Wyoming	7	3	NJ

**J - Judicial Foreclosure** - A court orders the foreclosure and supervises the sale and disbursement of the proceeds.

It is available in every state and is sometimes needed to obtain a deficiency judgment.

**NJ - Non-Judicial Foreclosure** - There is a public sale of the property, conducted by the lender or holder, without court supervision. It is usually quicker and less costly.

**SF - Strict Foreclosure** - Does not involve a foreclosure sale, but the court may set up a redemption period starting from the default date.

**A** - In most cases 6 months; if abandoned or used for grazing or agricultural purposes - 30 days.

**B** - If less than 10 acres are involved and the claim is 2/3 of the original loan, short-term redemption of 2 months is provided; there can be no deficiency judgment. Otherwise, 1 year for redemption.

**NJ = non-judicial**    **J = judicial**