

~~(H)~~ (G) "FORECLOSURE SURPLUS ACQUISITION" MEANS A TRANSACTION INVOLVING THE TRANSFER, SALE, OR ASSIGNMENT OF THE SURPLUS REMAINING AND DUE THE HOMEOWNER BASED ON THE AUDIT ACCOUNT DURING A FORECLOSURE PROCEEDING.

~~(H)~~ (H) (1) "FORECLOSURE SURPLUS PURCHASER" MEANS A PERSON WHO ACTS AS THE ACQUIRER BY ASSIGNMENT, PURCHASE, GRANT, OR CONVEYANCE OF THE SURPLUS RESULTING FROM A FORECLOSURE SALE.

(2) "FORECLOSURE SURPLUS PURCHASER" INCLUDES A PERSON WHO ACTS IN JOINT VENTURE OR JOINT ENTERPRISE WITH ONE OR MORE ACQUIRERS.

~~(H)~~ (I) "HOMEOWNER" MEANS THE RECORD OWNER OF A RESIDENCE IN FORECLOSURE, OR AN INDIVIDUAL OCCUPYING THE RESIDENCE UNDER A USE AND POSSESSION ORDER ISSUED UNDER TITLE 8, SUBTITLE 2 OF THE FAMILY LAW ARTICLE, AT THE TIME AN ORDER TO DOCKET OR A PETITION TO FORECLOSE IS FILED.

~~(K)~~ (J) "RESIDENCE IN FORECLOSURE" MEANS RESIDENTIAL REAL PROPERTY CONSISTING OF NOT MORE THAN FOUR SINGLE FAMILY DWELLING UNITS, ONE OF WHICH IS OCCUPIED BY THE OWNER, OR THE OWNER'S SPOUSE OR FORMER SPOUSE UNDER A USE AND POSSESSION ORDER ISSUED UNDER TITLE 8, SUBTITLE 2 OF THE FAMILY LAW ARTICLE, AS THE INDIVIDUAL'S PRINCIPAL PLACE OF RESIDENCE, AND AGAINST WHICH AN ORDER TO DOCKET OR A PETITION TO FORECLOSE HAS BEEN FILED.

7-302.

(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THIS SUBTITLE DOES NOT APPLY TO:

(1) AN INDIVIDUAL ADMITTED TO PRACTICE LAW IN THE STATE, WHILE PERFORMING ANY ACTIVITY RELATED TO THE INDIVIDUAL'S REGULAR PRACTICE OF LAW IN THE STATE; ~~OR~~

(2) A PERSON WHO HOLDS OR IS OWED AN OBLIGATION SECURED BY A LIEN ON ANY RESIDENCE IN FORECLOSURE WHILE THE PERSON PERFORMS SERVICES IN CONNECTION WITH THE OBLIGATION OR LIEN, IF THE OBLIGATION OR LIEN DID NOT ARISE AS A RESULT OF A FORECLOSURE RECONVEYANCE;

(3) (I) A PERSON DOING BUSINESS UNDER ANY LAW OF THIS STATE OR THE UNITED STATES REGULATING BANKS, TRUST COMPANIES, SAVINGS AND LOAN ASSOCIATIONS, CREDIT UNIONS, OR INSURANCE COMPANIES, WHILE THE PERSON PERFORMS SERVICES AS A PART OF THE PERSON'S NORMAL BUSINESS ACTIVITIES; AND

(II) ANY SUBSIDIARY, AFFILIATE, OR AGENT OF A PERSON DESCRIBED IN ITEM (I) OF THIS ITEM, WHILE THE SUBSIDIARY, AFFILIATE, OR AGENT PERFORMS SERVICES AS A PART OF THE SUBSIDIARY'S, AFFILIATE'S, OR AGENT'S NORMAL BUSINESS ACTIVITIES;