

(4) "Resident entity" means an entity that:

(i) is formed under the laws of the State; or

(ii) is formed under the laws of another state and is qualified by or registered with the Department of Assessments and Taxation to do business in the State.

(5) "Total payment" means the net proceeds of a sale actually paid to a transferor, including the fair market value of any property transferred to the transferor.

(6) "TRANSFER PURSUANT TO A DEED IN LIEU OF FORECLOSURE" INCLUDES:

(I) A TRANSFER BY THE OWNER OF THE PROPERTY TO:

1. WITH RESPECT TO A DEED IN LIEU OF FORECLOSURE OF A MORTGAGE, THE MORTGAGEE, THE ASSIGNEE OF THE MORTGAGE, OR ANY DESIGNEE OR NOMINEE OF THE MORTGAGEE OR ASSIGNEE OF THE MORTGAGE;

2. WITH RESPECT TO A DEED IN LIEU OF FORECLOSURE OF A DEED OF TRUST, THE HOLDER OF THE DEBT OR OTHER OBLIGATION SECURED BY THE DEED OF TRUST OR ANY DESIGNEE, NOMINEE, OR ASSIGNEE OF THE HOLDER OF THE DEBT OR OTHER OBLIGATION SECURED BY THE DEED OF TRUST;

3. WITH RESPECT TO A DEED IN LIEU OF FORECLOSURE OF ANY OTHER LIEN INSTRUMENT, THE HOLDER OF THE DEBT OR OTHER OBLIGATION SECURED BY THE LIEN INSTRUMENT OR ANY DESIGNEE, NOMINEE, OR ASSIGNEE OF THE HOLDER OF THE DEBT SECURED BY THE LIEN INSTRUMENT; AND

(II) A TRANSFER BY ANY OF THE PERSONS DESCRIBED IN ITEM (I) OF THIS PARAGRAPH TO A SUBSEQUENT PURCHASER FOR VALUE.

(7) "TRANSFER PURSUANT TO A FORECLOSURE OF A MORTGAGE, DEED OF TRUST, OR OTHER LIEN INSTRUMENT" INCLUDES:

(I) WITH RESPECT TO THE FORECLOSURE OF A MORTGAGE:

1. A TRANSFER BY THE MORTGAGEE, THE ASSIGNEE OF THE MORTGAGE, ~~OR~~ THE ATTORNEY NAMED IN THE MORTGAGE, OR THE ATTORNEY OR TRUSTEE CONDUCTING A FORECLOSURE SALE PURSUANT TO THE MORTGAGE TO:

A. THE MORTGAGEE OR THE ASSIGNEE OF THE MORTGAGE;

B. ANY DESIGNEE, NOMINEE, OR ASSIGNEE OF THE MORTGAGEE OR ASSIGNEE OF THE MORTGAGE; OR

C. ANY PURCHASER, SUBSTITUTED PURCHASER, OR ASSIGNEE OF ANY PURCHASER OR SUBSTITUTED PURCHASER OF THE FORECLOSED PROPERTY; AND

2. A TRANSFER BY ANY OF THE PERSONS DESCRIBED IN ITEM 1 OF THIS SUBPARAGRAPH TO A SUBSEQUENT PURCHASER FOR VALUE;