

NOTICES OF INTENT TO FORECLOSE IN MARYLAND APRIL 2013 REPORT



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APRIL 2013 REPORT**

TABLE OF CONTENTS

INTRODUCTION.....	1
NUMBER OF NOTICES OF INTENT TO FORECLOSE.....	2
AVERAGE NUMBER OF DAYS PAST DUE.....	5
AVERAGE AMOUNT OWED	7
SECURED PARTIES	8
MORTGAGE SERVICERS	11
NOI HOT SPOTS IN MARYLAND.....	13

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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 650,000 notices of intent (NOI) to foreclose have been issued by financial institutions/lenders to homeowners in Maryland since statutory foreclosure changes took effect in April 2008 requiring financial institutions/lenders to send copies of NOIs to the agency.

Notice of intent to foreclose is a letter notifying a borrower of a delinquency or default in the payment terms of an existing loan as agreed upon at the time of loan ratification. This is usually a precursor in a series of steps required in Maryland before a lender can file legal proceedings to foreclose against delinquent homeowners.

Before the Emergency Legislation to Protect Homeownership was signed in April 2008 to lengthen the foreclosure process in Maryland, the previous foreclosure process allowed financial institutions a minimum of 15 days upon default to order to docket for a foreclosure sale. However, with increases in the number of foreclosures in Maryland starting from the second half of 2007, the new statute requires financial institutions/lenders to wait 45 days after default before issuing an NOI and 90 days after default before filing for foreclosure against delinquent homeowners.

Based on notices received by DLLR, this report will review the following by jurisdiction from April 2008 through April 2013:

- Number of NOIs received by DLLR
- Average number of days past due
- Average amount owed
- Secured parties with the largest share of NOIs
- Servicers with the largest share of NOIs
- NOI Hot Spots

NUMBER OF NOTICES OF INTENT TO FORECLOSE

Ever since the emergency legislation took effect, a total of 653,933 NOIs issued to homeowners statewide have been received by DLLR through April 2013 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George's County continue to lead all jurisdictions with a 24.3 percent share of NOIs or 159,170 notices followed by Baltimore City with 87,878 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through April 2013 include Baltimore County (82,999 notices or 12.7 percent), Montgomery County (72,117 notices or 11.0 percent), Anne Arundel County (52,620 notices or 8.0 percent), Harford County (26,089 notices or 4.0 percent), Charles County (25,183 notices or 3.9 percent), Frederick County (23,554 notices or 3.6 percent) and Howard County (20,178 notices or 3.1 percent). Together, these jurisdictions have received a total of 549,788 notices, accounting for 84.1 percent of all NOIs received to-date.

Table 1
Notices of Intent to Foreclose in Maryland
Cumulative Number, April 2008 – April 2013

Jurisdiction	Number	% of Total
Allegany	4,299	0.7%
Anne Arundel	52,620	8.0%
Baltimore	82,999	12.7%
Baltimore City	87,878	13.4%
Calvert	10,924	1.7%
Caroline	4,959	0.8%
Carroll	13,238	2.0%
Cecil	10,497	1.6%
Charles	25,183	3.9%
Dorchester	4,220	0.6%
Frederick	23,554	3.6%
Garrett	2,184	0.3%
Harford	26,089	4.0%
Howard	20,178	3.1%
Kent	2,270	0.3%
Montgomery	72,117	11.0%
Prince George's	159,170	24.3%
Queen Anne's	5,413	0.8%
Somerset	2,141	0.3%
St. Mary's	9,220	1.4%
Talbot	3,181	0.5%
Washington	14,997	2.3%
Wicomico	9,096	1.4%
Worcester	7,506	1.1%
Statewide	653,933	100.0%

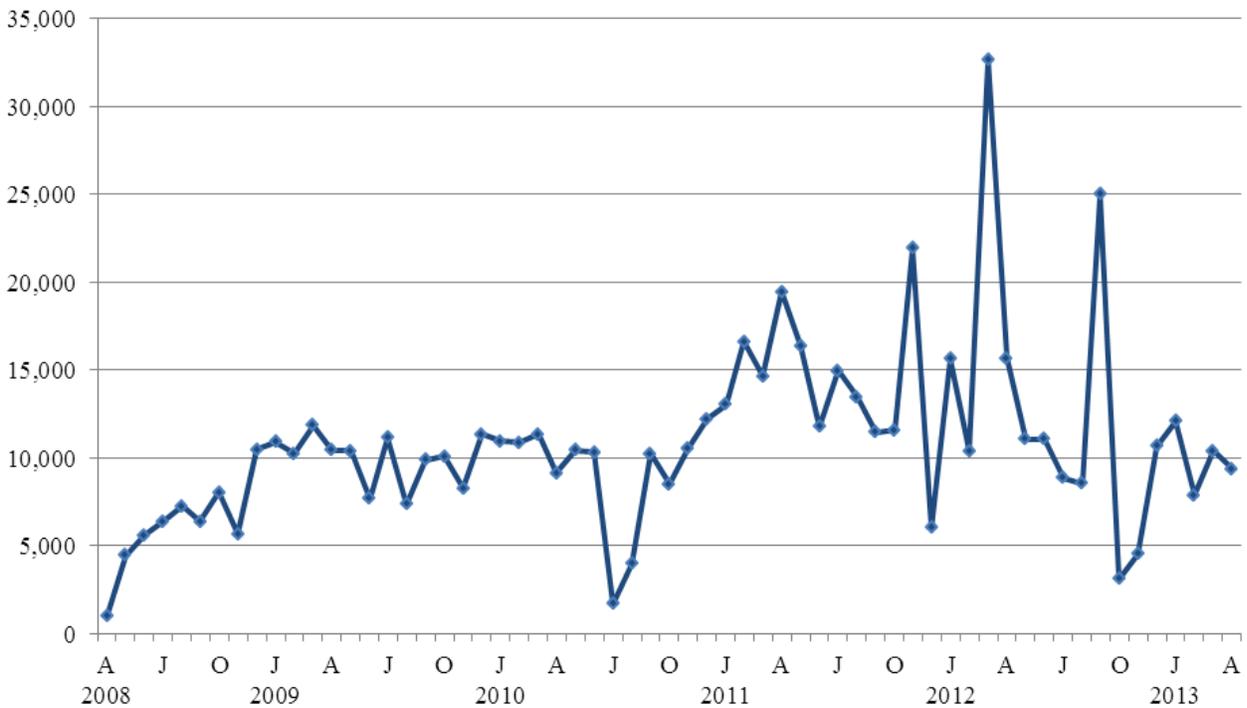
Source – DLLR and DHCD, Office of Research

NOIs fell by 10.0 percent from 10,423 in the prior month to 9,377 notices in April 2013 (Chart 1) due largely to inconsistencies in monthly submissions by a few major servicers statewide. Compared with the same period a year ago, NOIs declined 40.2 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,163 notices or 23.1 percent) followed by Baltimore City (1,277 notices or 13.6 percent), Baltimore County (1,195 notices or 12.7 percent), Montgomery County (974 notices or 10.4 percent) and Anne Arundel County (758 notices or 8.1 percent) as shown in Table 2. Together, these jurisdictions received a total of 6,367 notices or 68.0 percent of all NOIs issued for the month.

April notices decreased in 17 Maryland jurisdictions from the prior month but increased in the other seven. The largest declines were in Garrett County (27.9 percent), Kent County (20.0 percent), Frederick County (18.2 percent), Worcester County (17.1 percent), Somerset County (15.9 percent), Baltimore City (15.4 percent), Montgomery County (15.2 percent) and Howard County (15.1 percent). The largest increases were in Allegany, Dorchester and St. Mary’s counties.

Compared with a year ago, NOIs fell in all Maryland jurisdictions with significant declines in Frederick County (46.0 percent), Prince George’s County (45.6 percent), Kent County (45.5 percent), Charles County (45.0 percent), Howard County (44.9 percent), Montgomery County (42.3 percent) and Calvert County (41.6 percent).

Chart 1
Notices of Intent to Foreclose in Maryland
April 2008 – April 2013



Source – DLLR and DHCD, Office of Research

Table 2
Notices of Intent to Foreclose in Maryland
April 2013

Jurisdiction	Number	% of Total	% Change From	
			Mar-13	Apr-12
Allegany	89	0.9%	43.5%	-11.9%
Anne Arundel	758	8.1%	-7.9%	-40.4%
Baltimore	1,195	12.7%	-14.6%	-39.3%
Baltimore City	1,277	13.6%	-15.4%	-34.6%
Calvert	177	1.9%	9.9%	-41.6%
Caroline	89	0.9%	7.2%	-22.6%
Carroll	197	2.1%	-9.2%	-40.3%
Cecil	162	1.7%	-0.6%	-34.4%
Charles	349	3.7%	-14.9%	-45.0%
Dorchester	97	1.0%	34.7%	-9.3%
Frederick	311	3.3%	-18.2%	-46.0%
Garrett	31	0.3%	-27.9%	-36.7%
Harford	351	3.7%	-8.1%	-40.0%
Howard	270	2.9%	-15.1%	-44.9%
Kent	36	0.4%	-20.0%	-45.5%
Montgomery	974	10.4%	-15.2%	-42.3%
Prince George's	2,163	23.1%	-6.6%	-45.6%
Queen Anne's	92	1.0%	9.5%	-37.0%
Somerset	37	0.4%	-15.9%	-11.9%
St. Mary's	166	1.8%	15.3%	-23.9%
Talbot	65	0.7%	10.2%	-20.7%
Washington	229	2.4%	-14.9%	-31.8%
Wicomico	141	1.5%	-3.4%	-33.5%
Worcester	121	1.3%	-17.1%	-37.0%
Statewide	9,377	100.0%	-10.0%	-40.2%

Source – DLLR and DHCD, Office of Research

AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through April 2013 showed that financial institutions/lenders in Maryland allowed an average of 162 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to April 2013 show that 63.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 37.0 percent allowed less than 100 days ranging from 26 to 99 days. On record, the highest average number of days past due was 521 days in September 2012 and the lowest average number of days recorded from last payment was 26 days in May 2008.

In April 2013, financial institutions/lenders allowed an average of 272 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 47.6 percent or 247 days from the previous month (Chart 2). Compared with April 2012, the average days past due increased fell by 26.4 percent or 98 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in April. The highest average days past due were recorded in Dorchester County (377 days) followed by Baltimore County (339 days), Prince George's and Montgomery counties (318 days, each), Carroll County (317 days) and Baltimore City (306 days).

Compared with a year ago, the average number of days past due declined in 20 Maryland jurisdictions with significant decreases in Frederick County (51.0 percent) and Washington County (47.5 percent). Average number of days increased in Baltimore County, Garrett County, Somerset County and Talbot County from a year ago.

Chart 2
Average Number of Days Past Due
January 2010 – April 2013



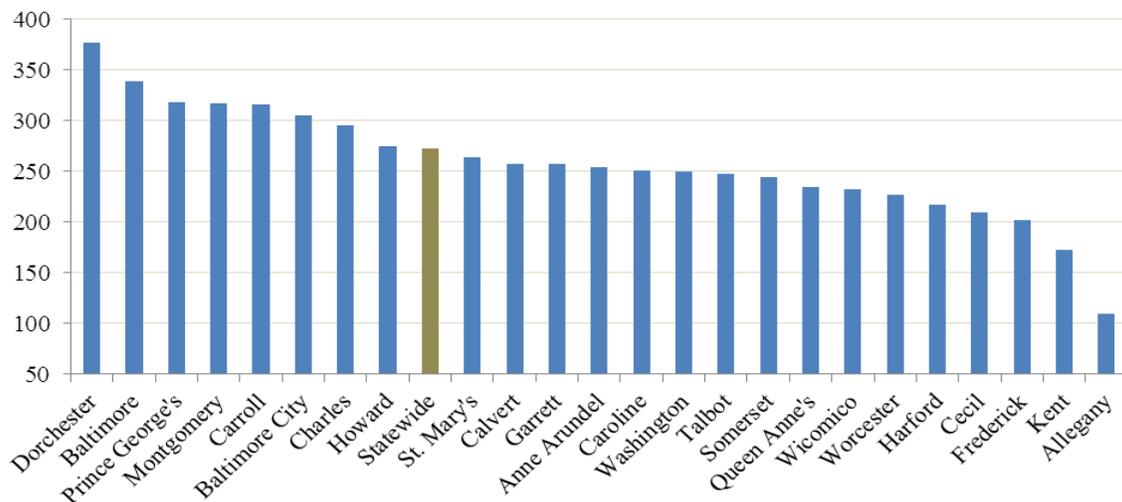
Source – DLLR and DHCD, Office of Research

**Table 3: Average Number of Days Past Due
April 2013**

Jurisdiction	Days	% Change From	
		Mar-13	Apr-12
Allegany	110	-83.9%	-32.4%
Anne Arundel	254	-51.1%	-36.1%
Baltimore	339	-25.4%	0.2%
Baltimore City	306	-45.0%	-24.0%
Calvert	258	-48.1%	-28.9%
Caroline	251	-49.2%	-23.4%
Carroll	317	-45.7%	-9.7%
Cecil	210	-56.6%	-14.3%
Charles	296	-32.4%	-19.1%
Dorchester	377	-34.4%	-25.0%
Frederick	203	-58.7%	-51.0%
Garrett	258	-51.3%	35.8%
Harford	217	-56.6%	-31.0%
Howard	275	-48.2%	-31.3%
Kent	173	-69.1%	-31.5%
Montgomery	318	-33.3%	-28.0%
Prince George's	318	-42.6%	-38.2%
Queen Anne's	234	-58.6%	-27.8%
Somerset	244	-60.2%	20.1%
St. Mary's	264	-51.4%	-29.4%
Talbot	248	-34.2%	30.4%
Washington	249	-63.3%	-47.5%
Wicomico	233	-47.0%	-21.0%
Worcester	227	-73.1%	-20.3%
Statewide	272	-47.6%	-26.4%

Source – DLLR and DHCD, Office of Research

**Chart 3: Average Number of Days Past Due
April 2013**



Source – DLLR and DHCD, Office of Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$10,925 for notices past due received from April 2008 to April 2013 and \$12,131 for April 2013 alone. The average owed in April 2013 fell by 44.8 percent from March and by 28.8 percent in April 2012 (Table 4). Assuming the average number of days allowed between default and notice is 162 days, the monthly payment owed per homeowner totals \$2,085 for notices received from April 2008 through April 2013 and \$2,315 for April alone. The total average monthly amount owed on notices may or may not include late fees that have accumulated due to non-payment/defaults.

Notices received for April 2013 indicates that the average amount owed exceeded \$10,000 in 20 Maryland jurisdictions. The highest amounts were in Talbot County (\$14,390) followed by Howard County (\$14,091), Dorchester County (\$14,046), Calvert County (\$13,338) and Prince George's County (\$13,221). Compared with a year ago, average amounts owed fell in 21 jurisdictions but increased in the other three (Table 4).

Table 4
Average Amount Owed
April 2013

Jurisdiction	Amount	% Change From	
		Mar-13	Apr-12
Allegany	\$6,462	-58.8%	-20.0%
Anne Arundel	\$12,203	-49.5%	-27.9%
Baltimore	\$11,307	-47.7%	-25.8%
Baltimore City	\$11,548	-39.8%	-9.3%
Calvert	\$13,338	-38.8%	-29.8%
Caroline	\$11,550	-55.1%	-17.0%
Carroll	\$12,210	-40.3%	-26.0%
Cecil	\$10,504	-48.3%	-26.3%
Charles	\$12,175	-45.9%	-34.5%
Dorchester	\$14,046	-32.0%	3.8%
Frederick	\$11,723	-51.8%	-30.8%
Garrett	\$9,076	-26.9%	3.6%
Harford	\$11,774	-41.8%	-19.0%
Howard	\$14,091	-42.3%	-29.9%
Kent	\$7,846	-56.9%	-37.9%
Montgomery	\$12,630	-46.1%	-36.0%
Prince George's	\$13,221	-41.4%	-34.4%
Queen Anne's	\$11,751	-48.9%	-33.0%
Somerset	\$7,615	-58.8%	-27.1%
St. Mary's	\$11,319	-55.7%	-15.4%
Talbot	\$14,390	-28.0%	23.9%
Washington	\$11,728	-48.6%	-41.0%
Wicomico	\$10,132	-52.7%	-21.4%
Worcester	\$11,706	-57.7%	-26.6%
Statewide	\$12,131	-44.8%	-28.8%

Source – DLLR and DHCD, Office of Research

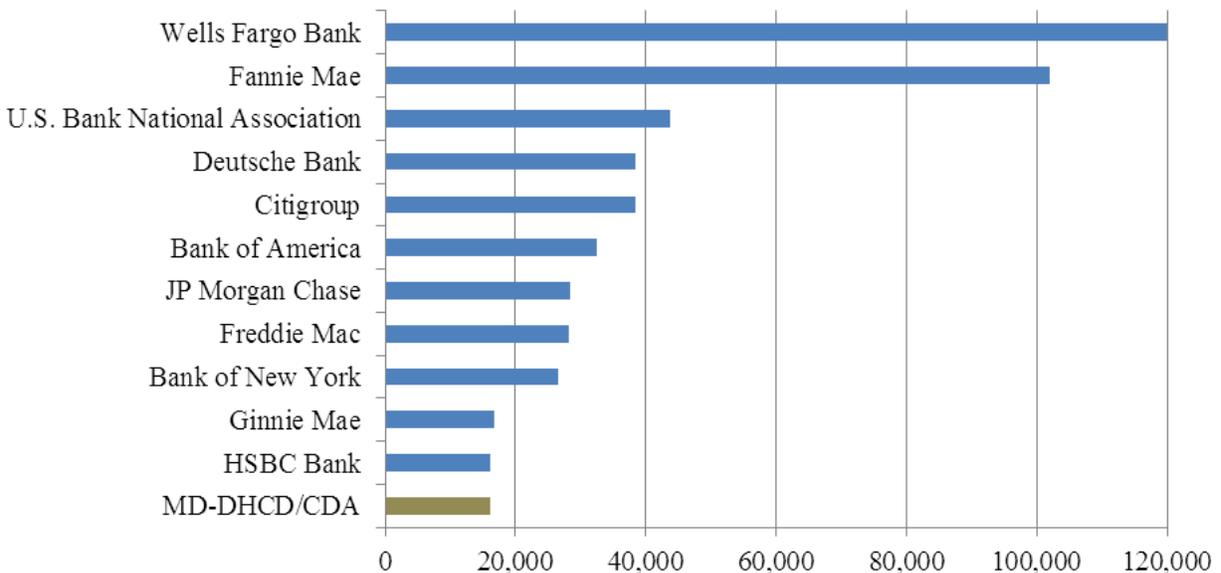
SECURED PARTIES

Notices received from April 2008 to April 2013 indicate that there were 2,404 secured parties holding security interests in homes that have been served notices during this period statewide. A secured party for a mortgage loan is the person or organization holding a security interest or lien against collateral created by an agreement between both parties. This security interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through April 2013, Wells Fargo Bank remained the largest secured party in Maryland with 120,013 loans or 19.9 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae stayed in second position with 101,967 loans or a 16.9 percent share followed by U.S. Bank National Association (43,716 loans or 7.3 percent); Deutsche Bank (38,528 loans or 6.4 percent); Citigroup (38,475 loans or 6.4 percent); Bank of America (32,438 loans or 5.4 percent); JP Morgan Chase (28,317 loans or a 4.7 percent); Freddie Mac (28,184 loans or 4.7 percent) and Bank of New York (26,474 loans or 4.4 percent). Together, these secured parties have 458,112 loans that are in default or 76.0 percent of the total (Table 5).

For notices dated April 2013, Fannie Mae led all secured parties statewide with 2,196 loans capturing 24.2 percent of the total followed by JP Morgan Chase with 1,417 loans or 15.6 percent (Table 6). Other secured parties with more than 500 loans in April include Freddie Mac (1,266 loans or 13.9 percent), U.S. Bank National Association (776 loans or 8.5 percent), Wells Fargo Bank (667 loans or 7.3 percent) and Deutsche Bank (581 loans or 6.4 percent). For April 2013 notices, these secured parties have a total of 6,903 loans or 81.0 percent of all loans in default for secured parties with more than 50 loans.

Chart 4
Secured Parties - 10,000 Plus Loans
April 2008 – April 2013



Source – DLLR and DHCD, Office of Research

Table 5
Secured Parties - 1,000 Plus Loans
April 2008 - April 2013

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	120,013	19.9%
Fannie Mae	101,967	16.9%
U.S. Bank National Association	43,716	7.3%
Deutsche Bank	38,528	6.4%
Citigroup	38,475	6.4%
Bank of America	32,438	5.4%
JP Morgan Chase	28,317	4.7%
Freddie Mac	28,184	4.7%
Bank of New York	26,474	4.4%
Ginnie Mae	16,764	2.8%
HSBC Bank	16,239	2.7%
MD-DHCD/CDA	16,044	2.7%
Aurora Bank	9,560	1.6%
Wachovia Bank	8,514	1.4%
General Motors Acceptance Corporation	6,838	1.1%
Nationstar Mortgage LLC	6,166	1.0%
BAC Home Loans Servicing	5,418	0.9%
LaSalle Bank	5,178	0.9%
Chase Manhattan Bank	3,693	0.6%
Countrywide Home Loans	3,325	0.6%
PNC Bank	2,941	0.5%
BB&T Bank	2,927	0.5%
Bears Stern Asset Backed Securities	2,529	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,299	0.4%
First Tennessee Bank	2,203	0.4%
First Horizon Home Loans	2,124	0.4%
Lehman Brothers	2,096	0.3%
Unknown	2,091	0.3%
SunTrust Bank	1,970	0.3%
Capital One	1,938	0.3%
American Home Mortgage Asset Trust	1,859	0.3%
MidFirst Bank	1,837	0.3%
EMC Mortgage Corporation	1,756	0.3%
ARSI - Argent Securities Inc	1,601	0.3%
American Home Mortgage Servicing	1,370	0.2%
Washington Mutual	1,323	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,311	0.2%
BSMF	1,237	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,114	0.2%
Soundview Home Loan Trust	1,112	0.2%
Option One Mortgage Loan Trust	1,079	0.2%
<i>Selected Secured Parties</i>	<i>602,579</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

Table 6
Secured Parties – 50 Plus Loans
April 2013

Secured Party	Loans Secured	% of Total
Fannie Mae	2,196	24.2%
JP Morgan Chase	1,417	15.6%
Freddie Mac	1,266	13.9%
U.S. Bank National Association	776	8.5%
Wells Fargo Bank	667	7.3%
Deutsche Bank	581	6.4%
Nationstar Mortgage LLC	418	4.6%
Bank of New York	368	4.0%
MD-DHCD/CDA	211	2.3%
Bayview Loan Servicing LLC	159	1.7%
HSBC Bank	128	1.4%
Bank-Fund Staff FCU	87	1.0%
Wilmington Trust	81	0.9%
Ginnie Mae	59	0.6%
<i>Selected Secured Parties</i>	<i>8,521</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers may purchase or retain mortgage servicing rights that allow them to collect payments from borrowers in return for a servicing fee from the secured party. Mortgage servicers usually accept and record mortgage payments; calculate variable interest rates on adjustable rate loans; pay taxes and insurance from borrower escrow accounts; negotiate workouts and modifications of mortgage upon default; and conduct or supervise the foreclosure process when required.

Notices received from April 2008 to April 2013 indicate that there were 1,182 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Wells Fargo Bank had the largest volume of loans with 135,317 mortgages accounting for 21.8 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus Loans
April 2008 - April 2013**

Mortgage Servicers	Loans Serviced	% of Total
Wells Fargo Bank	135,317	21.8%
Bank of America	120,942	19.5%
JP Morgan Chase	55,394	8.9%
Citigroup	53,796	8.7%
America's Servicing Company	28,894	4.6%
Nationstar Mortgage LLC	26,915	4.3%
American Home Mortgage Servicing	17,340	2.8%
Bogman Inc	13,591	2.2%
General Motors Acceptance Corporation	12,960	2.1%
One West Bank	11,757	1.9%
Litton Loan Servicing	11,423	1.8%
EMC Mortgage Corporation	11,353	1.8%
Washington Mutual	7,554	1.2%
Ocwen Loan Servicing	6,648	1.1%
Aurora Bank	6,525	1.0%
Wachovia Bank	6,004	1.0%
M&T Bank	5,936	1.0%
Chase Manhattan Bank	5,202	0.8%
Carrington Mortgage Services	4,635	0.7%
Countrywide Home Loans	4,253	0.7%
PNC Bank	4,043	0.7%
SunTrust Bank	3,545	0.6%
Saxon Mortgage Services	3,357	0.5%
Homeward Residential, Inc	3,265	0.5%
Seterus Inc	3,198	0.5%
Capital One	3,019	0.5%
HSBC Bank	3,015	0.5%
MetLife	2,508	0.4%
EverHome Mortgage Company	2,478	0.4%
Select Portfolio Servicing	2,374	0.4%
Selected Servicers	584,022	100.0%

Source – DLLR and DHCD, Office of Research

The second largest servicer was Bank of America with 120,942 mortgages or 19.5 percent of loans in default followed by JP Morgan Chase (55,394 mortgages or 8.9 percent), Citigroup (53,796 mortgages or 8.7 percent), America's Servicing Company (28,894 mortgages or 4.6 percent), Nationstar Mortgage LLC (26,915 mortgages or 4.3 percent), American Home Mortgage Servicing (17,340 mortgages or 2.8 percent), Bogman Inc (13,591 mortgages or 2.2 percent), General Motors Acceptance Corporation (12,960 loans or 2.1 percent), One West Bank (11,757 mortgages or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.8 percent) and EMC Mortgage Corporation (11,353 mortgages or 1.8 percent). Together, these servicers have 499,682 loans or an 84.3 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated April 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 3,765 loans or a 40.8 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in April include Nationstar Mortgage LLC (1,117 mortgages or 12.1 percent), Bank of America (917 mortgages or 9.9 percent) and Wells Fargo Bank (698 mortgages or 7.6 percent). In total, 6,497 mortgages or 76.1 percent in default were processed by four lenders among servicers with mortgage inventory of more than 50 loans statewide in April 2013.

Table 8
Servicers - 50 Plus Loans
April 2013

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	3,765	40.8%	237
Nationstar Mortgage LLC	1,117	12.1%	333
Bank of America	917	9.9%	280
Wells Fargo Bank	698	7.6%	374
Ocwen Loan Servicing	429	4.6%	557
Seterus Inc	395	4.3%	238
One West Bank	331	3.6%	164
M&T Bank	175	1.9%	106
Bayview Loan Servicing	160	1.7%	276
Carrington Mortgage Services	143	1.5%	187
Bogman Inc	120	1.3%	89
PNC Bank	107	1.2%	333
Capital One	68	0.7%	110
EverHome Mortgage Company	57	0.6%	152
PHH Mortgage Corporation	52	0.6%	356
Selected Servicers	8,534	100.0%	253

Source – DLLR and DHCD, Office of Research

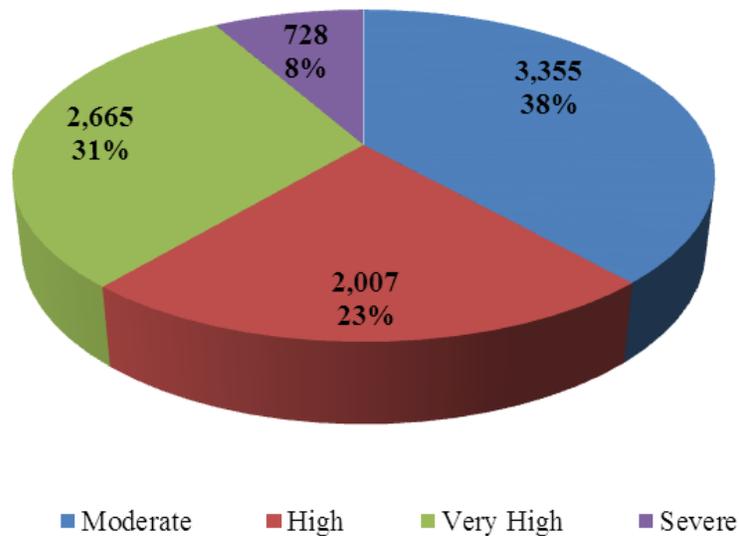
NOI HOT SPOTS IN MARYLAND

A Hot Spot is defined as a community (zip code) that received more than ten notices during a specified reporting period and recorded an NOI concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a statewide NOI index. The index measures the extent to which the NOI rate in a community exceeds or falls short of the State average NOI rate. The NOI rate is defined as the number of homeowner households per NOI for a given community. In April 2013, the State average NOI rate was 149 households per NOI received. Overall, a total of 8,755 NOIs, accounting for 93.0 percent of all notices received in April 2013, occurred in 208 Hot Spots communities across Maryland. These Hot Spots communities are grouped into “moderate”, “high,” “very high,” and “severe” (Chart 5).

The “moderate” NOI communities posted NOI indices that range from 10 to 80. Maryland jurisdictions with a “moderate” NOI concentration received a total of 3,355 notices in 110 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 36.0 percent of all NOIs in April 2013 (Table 9; Exhibit 1).

The “high” NOI communities posted NOI indices that range from 81 to 150. Maryland jurisdictions with a “high” NOI concentration received a total of 2,007 notices in 50 communities, accounting for 23.0 percent of NOIs in all Hot Spots and 21.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
April 2013



Source – DLLR and DHCD, Office of Research

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 2,665 notices in 36 communities, representing 30.0 percent of NOIs in all Hot Spots and 28.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 728 notices in 12 communities, accounting for 8.0 percent of all NOI Hot Spots communities, and 8.0 percent of notices received statewide in April 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,152 notices or 24.6 percent of the total, followed by Baltimore City with 1,265 notices or 14.4 percent, Baltimore County with 1,133 notices or 12.9 percent, Montgomery County with 918 notices or a 10.5 percent share and Anne Arundel County with 711 notices or 8.1 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in four jurisdictions including Garrett, Kent, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 3,355 notices in 110 communities in April. The highest concentration of moderate NOI Hot Spots were in Montgomery County (696 notices) followed by Baltimore County (559 notices) and Anne Arundel County (507 notices). The lowest concentration of moderate Hot Spots occurred in seven jurisdictions including Charles, Garrett, Kent, Queen Anne’s, Somerset, Talbot and Wicomico counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,007 notices or 23.0 percent of the total occurred in 50 communities within 20 jurisdictions. Baltimore City had the highest concentration with 367 notices in this category followed by Baltimore County (256 notices). Calvert, Carroll, Dorchester, Howard, Queen Anne’s, Somerset, Washington, and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 30.0 percent of the total and received 2,665 notices in 36 communities within 12 jurisdictions in April. The largest concentration was in Prince George’s County with 1,371 notices or 51.4 percent of the total followed by Baltimore City (712 notices or 26.7 percent share). These two jurisdictions received 2,083 notices in April capturing 78.2 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received mainly in Capitol Heights (20743), Clinton (20735), Fort Washington (20774), Lanham (20706) and Upper Marlboro (20772). In Baltimore City, the Arlington, Carroll and Raspeburg sections received the most notices serving areas within the 21206, 21215 and 21229 zip codes.

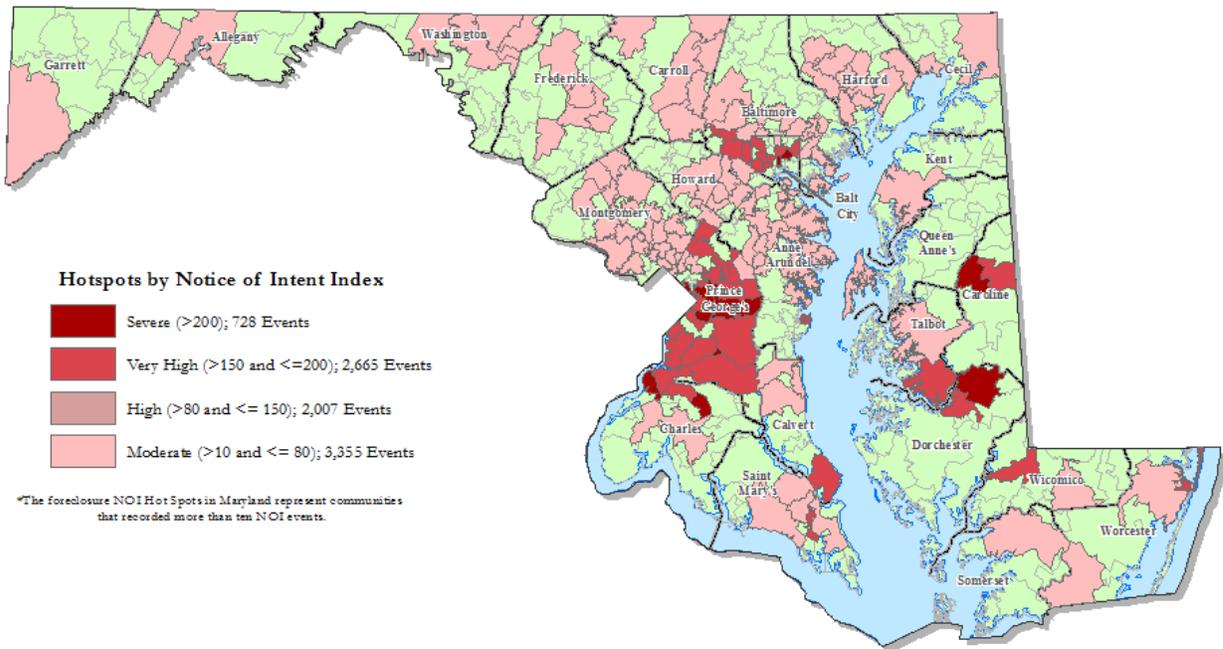
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Prince George’s County (437 notices or 60.0 percent) and Baltimore City (127 notices or 17.4 percent). In Prince George’s County, notices in this category were received mostly in District Heights (20747 zip code) and Upper Marlboro (20774). In the City, notices were received in the Clifton East neighborhood serving the 21213 zip code area.

Table 9
Notices of Intent to Foreclose in Maryland Hot Spots
April 2013

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	74	0	0	0	74	0.8%
Anne Arundel	507	172	15	17	711	8.1%
Baltimore	559	256	318	0	1,133	12.9%
Baltimore City	59	367	712	127	1,265	14.4%
Calvert	52	40	68	0	160	1.8%
Caroline	0	52	17	14	83	0.9%
Carroll	139	44	0	0	183	2.1%
Cecil	73	58	0	0	131	1.5%
Charles	21	130	66	104	321	3.7%
Dorchester	0	38	11	29	78	0.9%
Frederick	148	86	0	0	234	2.7%
Garrett	20	0	0	0	20	0.2%
Harford	241	75	0	0	316	3.6%
Howard	238	16	0	0	254	2.9%
Kent	18	0	0	0	18	0.2%
Montgomery	696	222	0	0	918	10.5%
Prince George's	108	236	1,371	437	2,152	24.6%
Queen Anne's	40	34	0	0	74	0.8%
Somerset	11	14	0	0	25	0.3%
St. Mary's	71	54	16	0	141	1.6%
Talbot	29	0	12	0	41	0.5%
Washington	165	31	0	0	196	2.2%
Wicomico	34	71	12	0	117	1.3%
Worcester	52	11	47	0	110	1.3%
Statewide	3,355	2,007	2,665	728	8,755	100.0%
Hot Spots Share	38.0%	23.0%	30.0%	8.0%	100.0%	
Share of NOI	36.0%	21.0%	28.0%	8.0%	93.0%	

Source – DLLR and DHCD, Office of Research

**Exhibit 1 - NOTICE of INTENT to FORECLOSE
HOT SPOTS in MARYLAND - April 2013**



Source: DLLR and DHCD Office of Research

Date: 5/29/2013