

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND AUGUST 2013 REPORT



**MARTIN O'MALLEY**  
*GOVERNOR*

**ANTHONY G. BROWN**  
*LT. GOVERNOR*

**LEONARD J. HOWIE, III**  
*SECRETARY*

This report was produced at the request of the Department of Labor, Licensing and Regulation ("DLLR") by the Office of Research at the Department of Housing and Community Development ("DHCD") pursuant to an agreement between the agencies. DLLR is the owner and supplier of the data used by DHCD in preparing this report. DHCD is not responsible for the accuracy of the data provided by DLLR and any questions regarding the data used in this report should be directed to DLLR.

**NOTICE OF INTENT TO FORECLOSE IN MARYLAND  
AUGUST 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

# NOTICE OF INTENT TO FORECLOSE IN MARYLAND AUGUST 2013 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 700,000 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 August 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 698,121 NOIs issued to homeowners statewide have been received by DLLR through August 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 169,809 notices followed by Baltimore City with 93,890 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through August 2013 include Baltimore County (88,969 notices or 12.7 percent), Montgomery County (76,352 notices or 10.9 percent), Anne Arundel County (56,175 notices or 8.0 percent), Harford County (27,869 notices or 4.0 percent), Charles County (27,103 notices or 3.9 percent), Frederick County (25,009 notices or 3.6 percent) and Howard County (21,470 notices or 3.1 percent). Together, these jurisdictions have received a total of 586,646 notices, accounting for 84.0 percent of all NOIs received to-date.

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

<b>Jurisdiction</b>	<b>Number</b>	<b>% of Total</b>
Allegany	4,646	0.7%
Anne Arundel	56,175	8.0%
Baltimore	88,969	12.7%
Baltimore City	93,890	13.4%
Calvert	11,718	1.7%
Caroline	5,269	0.8%
Carroll	14,070	2.0%
Cecil	11,306	1.6%
Charles	27,103	3.9%
Dorchester	4,568	0.7%
Frederick	25,009	3.6%
Garrett	2,342	0.3%
Harford	27,869	4.0%
Howard	21,470	3.1%
Kent	2,432	0.3%
Montgomery	76,352	10.9%
Prince George's	169,809	24.3%
Queen Anne's	5,838	0.8%
Somerset	2,291	0.3%
St. Mary's	9,904	1.4%
Talbot	3,445	0.5%
Washington	15,988	2.3%
Wicomico	9,714	1.4%
Worcester	7,944	1.1%
<b>Statewide</b>	<b>698,121</b>	<b>100.0%</b>

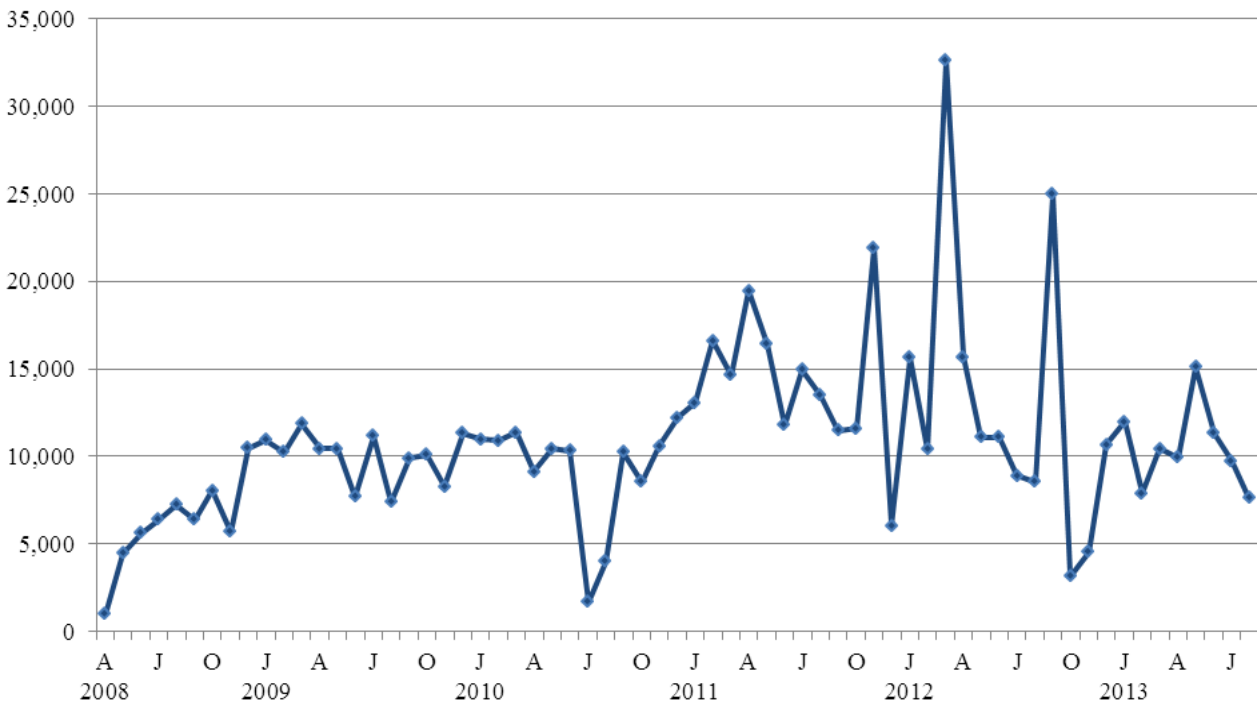
*Source – DLLR and DHCD, Office of Research*

August NOIs fell by 21.9 percent from 9,734 in the prior month to 7,601 (Chart 1) due primarily to three consecutive monthly declines in NOIs submissions by one major servicer. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,757 notices or 23.1 percent) followed by Baltimore County (1,100 notices or 14.5 percent), Baltimore City (1,050 notices or 13.8 percent), Montgomery County (710 notices or 9.3 percent) and Anne Arundel County (589 notices or 7.7 percent) as shown in Table 2. Together, these jurisdictions received a total of 5,206 notices or 68.5 percent of all NOIs issued for the month. On an annual basis, NOIs fell by 11.1 percent.

NOIs in August declined in all Maryland jurisdictions from the prior month with the largest decreases in Kent County (48.9 percent), Dorchester County (40.4 percent), Somerset and Caroline counties (40.0 percent, each).

Compared with a year ago, NOIs fell in 20 Maryland jurisdictions but increased in Charles, Garrett, Somerset and Wicomico counties. The largest decreases were in Kent County (47.7 percent), Montgomery County (20.5 percent), Anne Arundel County (19.8 percent), Talbot County (19.7 percent) and Caroline County (19.0 percent).

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



Source – DLLR and DHCD, Office of Research

**Table 2**  
**Notices of Intent to Foreclose in Maryland**  
**August 2013**

Jurisdiction	Number	% of Total	% Change From	
			Jul-13	Aug-12
Allegany	66	0.9%	-29.0%	-13.2%
Anne Arundel	589	7.7%	-27.0%	-19.8%
Baltimore	1,100	14.5%	-14.8%	-6.9%
Baltimore City	1,050	13.8%	-24.3%	-10.9%
Calvert	140	1.8%	-11.9%	-4.8%
Caroline	51	0.7%	-40.0%	-19.0%
Carroll	152	2.0%	-17.4%	-17.8%
Cecil	146	1.9%	-25.5%	-5.2%
Charles	320	4.2%	-21.6%	0.9%
Dorchester	59	0.8%	-40.4%	-11.9%
Frederick	252	3.3%	-19.5%	-14.3%
Garrett	38	0.5%	-15.6%	11.8%
Harford	302	4.0%	-15.9%	-8.2%
Howard	231	3.0%	-16.3%	-13.8%
Kent	23	0.3%	-48.9%	-47.7%
Montgomery	710	9.3%	-20.7%	-20.5%
Prince George's	1,757	23.1%	-20.5%	-7.3%
Queen Anne's	74	1.0%	-31.5%	-18.7%
Somerset	27	0.4%	-40.0%	28.6%
St. Mary's	102	1.3%	-38.2%	-4.7%
Talbot	49	0.6%	-33.8%	-19.7%
Washington	164	2.2%	-26.5%	-18.0%
Wicomico	125	1.6%	-21.9%	1.6%
Worcester	74	1.0%	-30.2%	-15.9%
<b>Statewide</b>	<b>7,601</b>	<b>100.0%</b>	<b>-21.9%</b>	<b>-11.1%</b>

*Source – DLLR and DHCD, Office of Research*

## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through August 2013 showed that financial institutions/lenders in Maryland allowed an average of 194 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to August 2013 show that 91.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 9.0 percent allowed less than 100 days ranging from 32 to 99 days. On record, the highest average number of days past due was 469 days in May 2013 and the lowest average number of days recorded from last payment was 32 days in May 2008.

For notices issued in August 2013, financial institutions/lenders allowed an average of 208 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 35.0 percent or 112 days less from the previous month (Chart 2). Compared with August 2012, the average days past due fell by 27.7 percent or 80 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in August. The highest average days past due were recorded in Worcester County (293 days) followed by Garrett County (272 days) and Queen Anne's County (250 days).

Compared with a year ago, the average number of days past due declined in 21 jurisdictions in Maryland but increased in Dorchester, Garrett and Queen Anne's counties. Notable decreases from the prior month were in Montgomery County (37.9 percent), St. Mary's County (37.1 percent), Baltimore City (34.9 percent), Charles County (34.1 percent) and Anne Arundel County (32.1 percent).

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



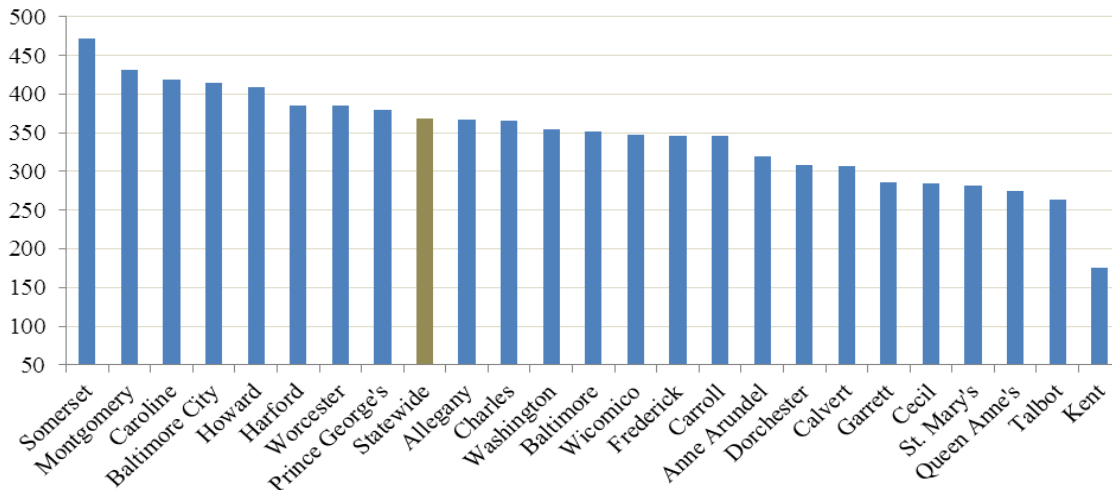
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Jul-13	Aug-12
Allegany	178	-50.2%	-11.2%
Anne Arundel	198	-37.8%	-32.1%
Baltimore	206	-41.3%	-26.6%
Baltimore City	214	-48.4%	-34.9%
Calvert	216	-23.2%	-14.8%
Caroline	214	-39.9%	-15.4%
Carroll	238	-35.8%	-24.2%
Cecil	219	-27.8%	-25.8%
Charles	172	-52.0%	-34.1%
Dorchester	219	-29.4%	0.5%
Frederick	198	-43.4%	-29.0%
Garrett	272	-6.4%	65.4%
Harford	216	-43.2%	-11.1%
Howard	168	-58.8%	-28.4%
Kent	166	-20.2%	-20.5%
Montgomery	190	-55.9%	-37.9%
Prince George's	226	-41.7%	-27.1%
Queen Anne's	250	-13.4%	2.9%
Somerset	163	-65.2%	-18.1%
St. Mary's	168	-36.0%	-37.1%
Talbot	192	-31.2%	-28.7%
Washington	189	-48.3%	-15.6%
Wicomico	218	-36.1%	-14.7%
Worcester	293	-29.6%	-15.4%
<b>Statewide</b>	<b>208</b>	<b>-35.0%</b>	<b>-27.7%</b>

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research



## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,239 for notices past due received from April 2008 to August 2013 and \$10,398 for August 2013 alone. The average owed in August 2013 fell by 30.1 percent from July and by 9.5 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 194 days, the monthly payment owed per homeowner totals \$1,793 for notices received from April 2008 through August 2013 and \$1,659 for August 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 August 2013 shows that the average amount owed exceeded \$10,000 in 17 Maryland jurisdictions but less in Anne Arundel, Charles, Frederick, Harford, St. Mary's, Talbot and Somerset counties. The highest amounts were in Garrett County (\$14,573) followed by Dorchester County (\$13,663), Worcester County (\$12,618), Carroll County (\$12,526), Washington County (\$12,417), Queen Anne's County (\$12,240), Wicomico County (\$12,111) and Cecil County (\$12,001). Compared with a year ago, average amounts increased in 13 Maryland jurisdictions with the highest increases in Garrett County (176.1 percent) and Allegany County (85.2 percent), Table 4.

**Table 4**  
**Average Amount Owed**  
**August 2013**

Jurisdiction	Amount	% Change From	
		Jul-13	Aug-12
Allegany	\$10,466	0.1%	85.2%
Anne Arundel	\$9,147	-35.2%	-24.8%
Baltimore	\$10,040	-28.2%	-4.4%
Baltimore City	\$10,744	-20.1%	11.3%
Calvert	\$11,307	-11.1%	3.9%
Caroline	\$10,998	-25.8%	2.4%
Carroll	\$12,526	-17.7%	-3.3%
Cecil	\$12,001	-20.8%	3.9%
Charles	\$8,371	-43.3%	-28.6%
Dorchester	\$13,663	8.6%	67.4%
Frederick	\$8,940	-40.9%	-23.5%
Garrett	\$14,573	35.4%	176.1%
Harford	\$9,884	-31.0%	8.3%
Howard	\$10,439	-40.9%	-22.8%
Kent	\$11,762	42.0%	30.0%
Montgomery	\$10,621	-38.4%	-17.9%
Prince George's	\$10,547	-34.7%	-18.5%
Queen Anne's	\$12,240	-14.1%	13.3%
Somerset	\$9,416	-43.4%	22.6%
St. Mary's	\$8,650	-30.2%	-35.5%
Talbot	\$5,475	-64.7%	-54.1%
Washington	\$12,417	-14.8%	23.6%
Wicomico	\$12,111	-20.1%	40.5%
Worcester	\$12,618	-31.6%	-26.0%
<b>Statewide</b>	<b>\$10,398</b>	<b>-30.1%</b>	<b>-9.5%</b>

*Source – DLLR and DHCD, Office of Research*

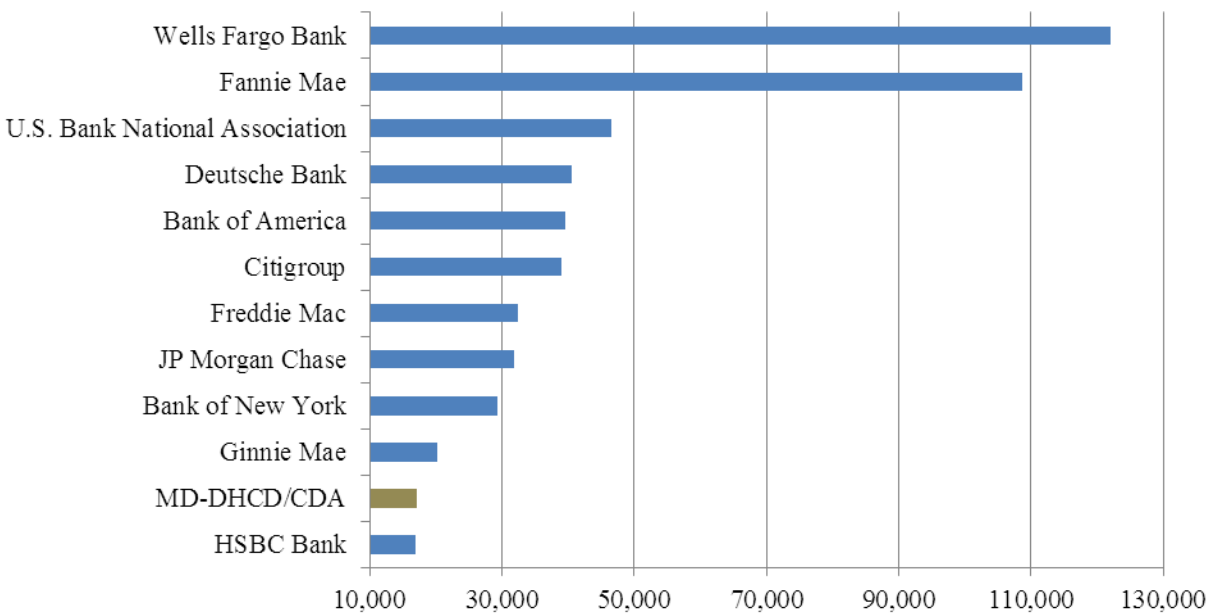
## SECURED PARTIES

Notices received from April 2008 to August 2013 indicate that there were 2,463 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 August 2013, Wells Fargo Bank remained the largest secured party in Maryland with 121,997 loans or 17.5 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 108,642 loans or a 15.6 percent share followed by U.S. Bank National Association (46,510 loans or 6.7 percent); Deutsche Bank (40,569 loans or 5.8 percent); Bank of America (39,692 loans or 5.7 percent); Citigroup (39,066 loans or 5.6 percent); Freddie Mac (32,533 loans or 4.7 percent); JP Morgan Chase (31,808 loans or a 4.6 percent); Bank of New York (29,307 loans or 4.2 percent) and Government National Mortgage Association (20,213 loans or 2.9 percent). Together, these secured parties have 510,337 loans that are in default or 79.2 percent of the total (Table 5).

For notices dated August 2013, the Fannie Mae led all secured parties statewide with 1,823 loans capturing 24.7 percent of the total followed by Freddie Mac with 1,109 loans or 15.0 percent (Table 6). Other secured parties with more than 500 loans in August were Nationstar Mortgage LLC (904 loans or 12.2 percent) and Bank of America (801 loans or 10.8 percent). For August 2013 notices, these secured parties have a total of 4,637 loans or 67.0 percent of all loans in default for secured parties with more than 50 loans.

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



*Source – DLLR and DHCD, Office of Research*

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Wells Fargo Bank	121,997	17.5%
Fannie Mae	108,642	15.6%
U.S. Bank National Association	46,510	6.7%
Deutsche Bank	40,569	5.8%
Bank of America	39,692	5.7%
Citigroup	39,066	5.6%
Freddie Mac	32,533	4.7%
JP Morgan Chase	31,808	4.6%
Bank of New York	29,307	4.2%
Ginnie Mae	20,213	2.9%
MD-DHCD/CDA	17,067	2.4%
HSBC Bank	16,961	2.4%
Aurora Bank	9,567	1.4%
Nationstar Mortgage LLC	8,821	1.3%
Wachovia Bank	8,515	1.2%
General Motors Acceptance Corporation	6,861	1.0%
BAC Home Loans Servicing	5,422	0.8%
LaSalle Bank	5,177	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,556	0.5%
Countrywide Home Loans	3,326	0.5%
PNC Bank	3,165	0.5%
BB&T Bank	3,023	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,440	0.3%
First Horizon Home Loans	2,280	0.3%
First Tennessee Bank	2,222	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
SunTrust Bank	2,076	0.3%
Capital One	2,022	0.3%
MidFirst Bank	1,892	0.3%
American Home Mortgage Asset Trust	1,858	0.3%
EMC Mortgage Corporation	1,765	0.3%
ARSI - Argent Securities Inc	1,601	0.2%
American Home Mortgage Servicing	1,370	0.2%
Washington Mutual	1,323	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,312	0.2%
BSMF	1,237	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,127	0.2%
CIT Consumer Finance	1,119	0.2%
Soundview Home Loan Trust	1,112	0.2%
<b><i>Selected Secured Parties</i></b>	<b><i>646,631</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Research*

**Table 6**  
**Secured Parties – 50 Plus Loans**  
**August 2013**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	1,823	24.7%
Freddie Mac	1,109	15.0%
Nationstar Mortgage LLC	904	12.2%
Bank of America	801	10.8%
Citigroup	337	4.6%
MD-DHCD/CDA	320	4.3%
Ginnie Mae	313	4.2%
Bank of New York	299	4.0%
U.S. Bank National Association	291	3.9%
Deutsche Bank	288	3.9%
Wells Fargo Bank	194	2.6%
PNC Bank	70	0.9%
First Horizon Home Loans	62	0.8%
M&T Bank	59	0.8%
Freddie Mae	52	0.7%
<b><i>Selected Secured Parties</i></b>	<b><i>6,922</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Research*

## MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers 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 August 2013 indicate that there were 1,161 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Bank of America surpassed Wells Fargo Bank for the first since April 2008 to become the largest servicer statewide with 137,317 mortgages accounting for 20.6 percent of the total (Table 7).

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

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Bank of America	137,317	20.6%
Wells Fargo Bank	137,192	20.6%
JP Morgan Chase	64,713	9.7%
Citigroup	54,319	8.2%
Nationstar Mortgage LLC	32,750	4.9%
America's Servicing Company	29,002	4.4%
American Home Mortgage Servicing	17,339	2.6%
Bogman Inc	14,138	2.1%
One West Bank	13,003	2.0%
General Motors Acceptance Corporation	12,960	1.9%
Litton Loan Servicing	11,423	1.7%
EMC Mortgage Corporation	11,353	1.7%
Ocwen Loan Servicing	8,035	1.2%
Washington Mutual	7,554	1.1%
M&T Bank	6,748	1.0%
Aurora Bank	6,525	1.0%
Wachovia Bank	6,004	0.9%
Chase Manhattan Bank	5,202	0.8%
Carrington Mortgage Services	5,165	0.8%
PNC Bank	4,552	0.7%
Countrywide Home Loans	4,253	0.6%
SunTrust Bank	3,724	0.6%
Seterus Inc	3,523	0.5%
Saxon Mortgage Services	3,357	0.5%
Homeward Residential, Inc	3,265	0.5%
Capital One	3,244	0.5%
HSBC Bank	3,071	0.5%
Select Portfolio Servicing	2,839	0.4%
EverHome Mortgage Company	2,651	0.4%
<b>Selected Servicers</b>	<b>634,147</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

The second largest servicer was Wells Fargo Bank with 137,192 mortgages or 20.6 percent of loans in default followed by JP Morgan Chase (64,713 mortgages or 9.7 percent), Citigroup (54,319 mortgages or 8.2 percent), Nationstar Mortgage LLC (32,750 mortgages or 4.9 percent), America's Servicing Company (29,002 mortgages or 4.4 percent), American Home Mortgage Servicing (17,339 mortgages or 2.6 percent), Bogman Inc (14,138 mortgages or 2.1 percent), One West Bank (13,003 mortgages or 2.0 percent), General Motors Acceptance Corporation (12,960 loans or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.7 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.7 percent). Together, these servicers have 535,509 loans or an 84.4 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated August 2013, Nationstar Mortgage LLC led all servicers capturing the largest share of mortgages with 2,314 loans or a 31.0 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in August include Bank of America (1,402 mortgages or 18.8 percent) and JP Morgan Chase (1,075 mortgages or 14.4 percent). In total, 6,965 mortgages or 93.4 percent in default were processed by three lenders among servicers with mortgage inventory of more than 50 loans statewide in August 2013.

**Table 8**  
**Servicers - 50 Plus Loans**  
**August 2013**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>	<b>Avg. Days Past Due</b>
Nationstar Mortgage LLC	2,314	31.0%	181
Bank of America	1,402	18.8%	50
JP Morgan Chase	1,075	14.4%	228
Citigroup	487	6.5%	108
M&T Bank	305	4.1%	105
Wells Fargo Bank	224	3.0%	201
One West Bank	209	2.8%	234
Ocwen Loan Servicing	175	2.3%	371
Bogman Inc	139	1.9%	80
PNC Bank	116	1.6%	375
Caliber Home Loans	103	1.4%	237
Green Tree Servicing LLC	88	1.2%	474
Select Portfolio Servicing	79	1.1%	1,127
EverHome Mortgage Company	75	1.0%	208
Seterus Inc	64	0.9%	253
Carrington Mortgage Services	63	0.8%	90
<b>Selected Servicers</b>	<b>7,459</b>	<b>100.0%</b>	<b>177</b>

*Source – DLLR and DHCD, Office of Research*

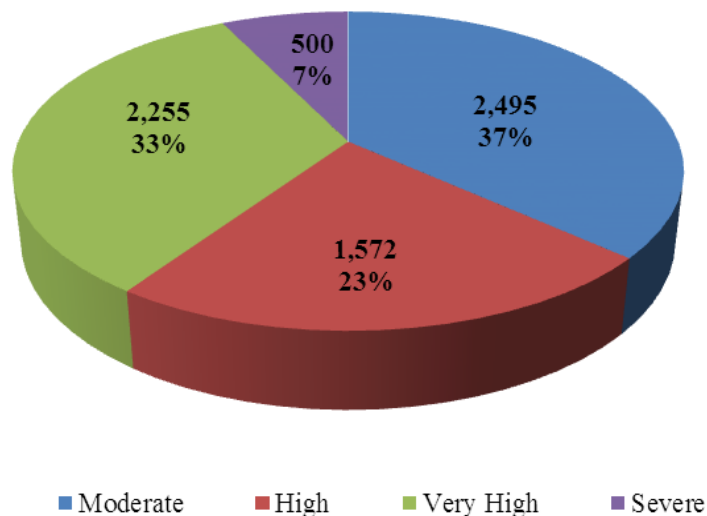
## NOI HOT SPOTS IN MARYLAND

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 August 2013, the State average NOI rate was 178 households per NOI received. Overall, a total of 6,822 NOIs, accounting for 90.0 percent of all notices received in August 2013, occurred in 172 Hot Spots communities across Maryland. These Hot Spots communities are grouped into “moderate”, “high”, “very high,” and “severe” (Chart 5; Exhibit 1).

The “moderate” NOI communities posted NOI indices that range from 10 to 80. Maryland jurisdictions with a “moderate” NOI concentration received a total of 2,495 notices in 91 communities, accounting for 37.0 percent of NOIs in all Hot Spots and 33.0 percent of all NOIs in August 2013 (Table 9).

The “high” NOI communities posted NOI indices that range from 81 to 150. Maryland jurisdictions with a “high” NOI concentration received a total of 1,572 notices in 38 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**  
**August 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 2,255 notices in 34 communities, representing 33.0 percent of NOIs in all Hot Spots and 30.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 500 notices in 9 communities, accounting for 7.0 percent of all NOI Hot Spots communities, and 7.0 percent of notices received statewide in August 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,735 notices or 25.4 percent of the total, followed by Baltimore County with 1,046 notices or 15.3 percent; Baltimore City with 1,029 notices or 15.1 percent; Montgomery County with 667 notices or a 9.8 percent share and Anne Arundel County with 512 notices or 7.5 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in seven jurisdictions including Allegany, Caroline, Dorchester, Garrett, Kent, Queen Anne’s and Talbot counties.

“Moderate” NOI Hot Spots made up 37.0 percent of total Hot Spots with 2,495 notices in 91 communities in August. The highest concentration of moderate NOI Hot Spots were in Montgomery County (520 notices) followed by Baltimore County (340 notices) and Anne Arundel County (285 notices). The lowest concentration of moderate Hot Spots occurred in 10 jurisdictions including Allegany, Cecil, Calvert, Caroline, Charles, Garrett, Kent, Queen Anne’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,572 notices or 23.0 percent of the total occurred in 38 communities within 16 jurisdictions. Baltimore County had the highest concentration with 442 notices in this category followed by Baltimore City (299 notices) and Anne Arundel County (227 notices). Calvert, Carroll, Charles, Dorchester, Harford, Queen Anne’s, Washington, Wicomico and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 33.0 percent of the total and received 2,255 notices in 34 communities within nine jurisdictions in August. The largest concentration was in Prince George’s with 1,188 notices or 52.7 percent of the total followed by Baltimore City with 467 notices or 20.7 percent share). These two jurisdictions received 1,655 notices in August capturing 73.4 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Clinton (20735 zip code), Fort Washington (20744 zip code) and Upper Marlboro (20772 and 20774 zip codes). In Baltimore City, notices were received mainly in the Carroll and Raspeburg neighborhoods serving areas within the 21206 and 21229 zip codes.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County with 311 notices or 62.2 percent of all severe Hot Spots notices in August. Notices in the County were concentrated primarily in Capitol Heights (20743 zip code) and District Heights (20747 zip code).

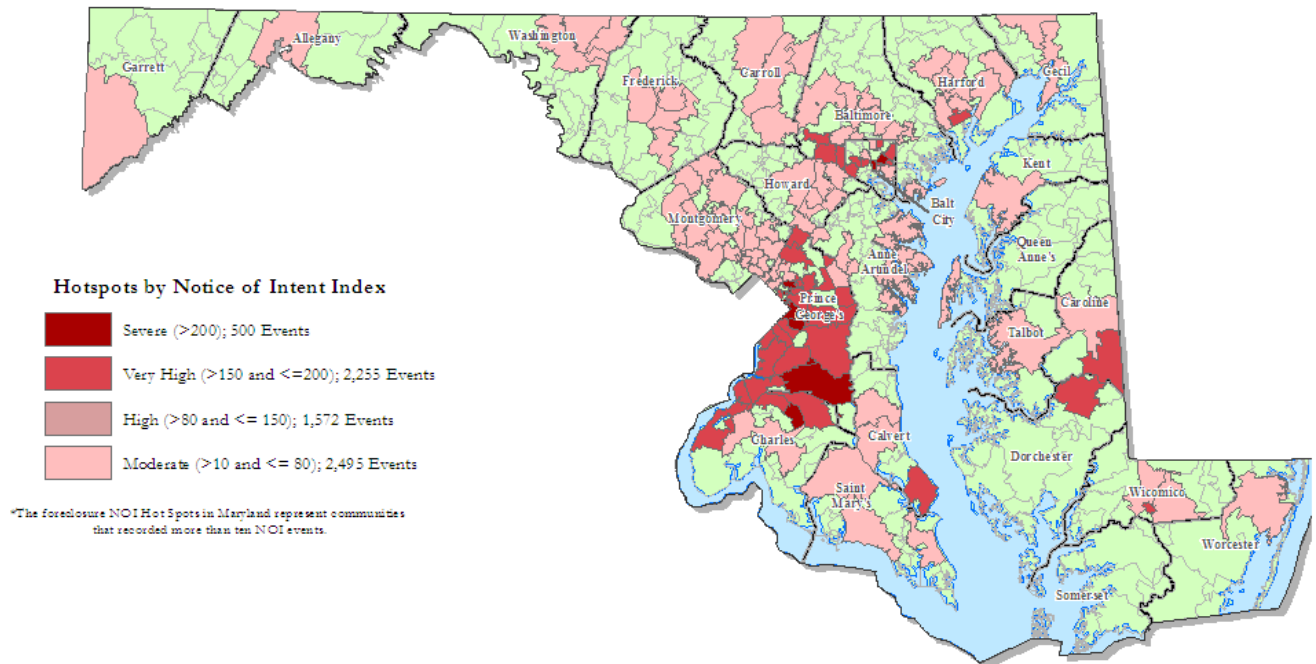


**Table 9**  
**Notices of Intent to Foreclose in Maryland Hot Spots**  
**August 2013**

<b>Jurisdiction</b>	<b>Moderate</b>	<b>High</b>	<b>Very High</b>	<b>Severe</b>	<b>All Hot Spots</b>	<b>Percent Share</b>
Allegany	41	0	0	0	41	0.6%
Anne Arundel	285	227	0	0	512	7.5%
Baltimore	340	442	264	0	1,046	15.3%
Baltimore City	147	299	467	116	1,029	15.1%
Calvert	27	23	54	0	104	1.5%
Caroline	13	0	16	0	29	0.4%
Carroll	100	40	0	0	140	2.1%
Cecil	33	70	0	0	103	1.5%
Charles	20	17	175	73	285	4.2%
Dorchester	0	28	15	0	43	0.6%
Frederick	115	51	0	0	166	2.4%
Garrett	18	0	0	0	18	0.3%
Harford	193	11	65	0	269	3.9%
Howard	199	0	0	0	199	2.9%
Kent	12	0	0	0	12	0.2%
Montgomery	520	147	0	0	667	9.8%
Prince George's	101	135	1,188	311	1,735	25.4%
Queen Anne's	24	17	0	0	41	0.6%
Somerset	0	0	0	0	0	0.0%
St. Mary's	68	0	0	0	68	1.0%
Talbot	32	0	0	0	32	0.5%
Washington	115	11	0	0	126	1.8%
Wicomico	70	11	11	0	92	1.3%
Worcester	22	43	0	0	65	1.0%
<b>Statewide</b>	<b>2,495</b>	<b>1,572</b>	<b>2,255</b>	<b>500</b>	<b>6,822</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>37.0%</b>	<b>23.0%</b>	<b>33.0%</b>	<b>7.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>33.0%</b>	<b>21.0%</b>	<b>30.0%</b>	<b>7.0%</b>	<b>90.0%</b>	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 9/25/2013