

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND FEBRUARY 2014 REPORT



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FEBRUARY 2014 REPORT**

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# NOTICE OF INTENT TO FORECLOSE IN MARYLAND FEBRUARY 2014 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), more than 750,000 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 February 2014:

- 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 753,046 NOIs issued to homeowners statewide have been received by DLLR through February 2014 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead all jurisdictions with a 24.2 percent share of NOIs or 182,040 notices followed by Baltimore City with 101,517 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through February 2014 include Baltimore County (96,593 notices or 12.8 percent), Montgomery County (81,311 notices or 10.8 percent), Anne Arundel County (60,842 notices or 8.1 percent), Harford County (30,189 notices or 4.0 percent), Charles County (29,346 notices or 3.9 percent), Frederick County (26,841 notices or 3.6 percent) and Howard County (23,053 notices or 3.1 percent). Together, these jurisdictions have received a total of 631,732 notices, accounting for 83.9 percent of all NOIs received to-date.

**Table 1**  
**Notices of Intent to Foreclose in Maryland**  
**Cumulative Number, April 2008 – February 2014**

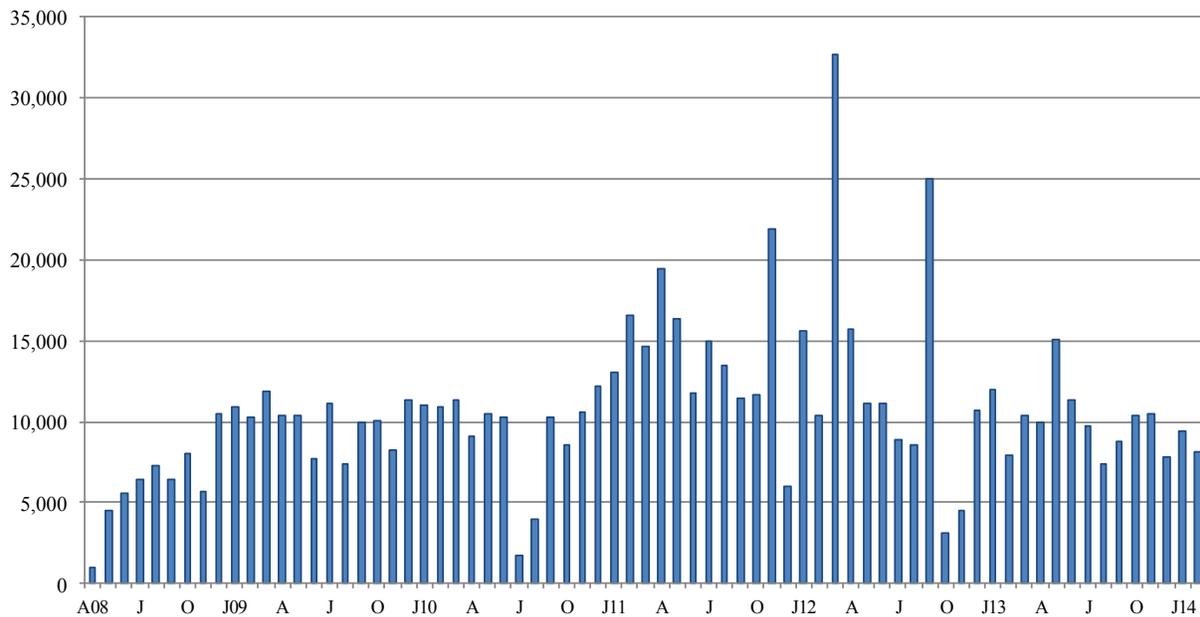
<b>Jurisdiction</b>	<b>Number</b>	<b>% of Total</b>
Allegany	5,099	0.7%
Anne Arundel	60,842	8.1%
Baltimore	96,593	12.8%
Baltimore City	101,517	13.5%
Calvert	12,761	1.7%
Caroline	5,805	0.8%
Carroll	15,267	2.0%
Cecil	12,395	1.6%
Charles	29,346	3.9%
Dorchester	4,991	0.7%
Frederick	26,841	3.6%
Garrett	2,562	0.3%
Harford	30,189	4.0%
Howard	23,053	3.1%
Kent	2,682	0.4%
Montgomery	81,311	10.8%
Prince George's	182,040	24.2%
Queen Anne's	6,382	0.8%
Somerset	2,516	0.3%
St. Mary's	10,731	1.4%
Talbot	3,811	0.5%
Washington	17,253	2.3%
Wicomico	10,576	1.4%
Worcester	8,483	1.1%
<b>Statewide</b>	<b>753,046</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Policy, Planning and Research*

February NOIs fell by 13.2 percent from 9,392 in the prior month to 8,154 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,857 notices or 22.8 percent) followed by Baltimore City (1,124 notices or 13.8 percent), Baltimore County (1,113 notices or 13.6 percent), Montgomery County (711 notices or 8.7 percent) and Anne Arundel County (701 notices or 8.6 percent) as shown in Table 2. Together, these jurisdictions received a total of 5,506 notices or 67.5 percent of all NOIs issued for the month. On an annual basis, NOIs increased by 3.5 percent.

NOIs in February decreased in 21 Maryland jurisdictions from the prior month but increased in Somerset County (50.0 percent), Washington County (18.9 percent) and Carroll County (2.8 percent). Compared with a year ago, NOIs increased in 18 Maryland jurisdictions, declined in five but remained unchanged in Garrett County. The largest increases were in Somerset County (100.0 percent), Calvert County (25.4 percent) and Wicomico County (24.5 percent).

**Chart 1**  
**Notices of Intent to Foreclose in Maryland**  
**April 2008 – February 2014**



Source – DLLR and DHCD, Office of Policy, Planning and Research

**Table 2**  
**Notices of Intent to Foreclose in Maryland**  
**February 2014**

Jurisdiction	Number	% of Total	% Change From	
			Jan-14	Feb-13
Allegany	70	0.9%	-10.3%	6.1%
Anne Arundel	701	8.6%	-12.6%	6.2%
Baltimore	1,113	13.6%	-18.3%	13.2%
Baltimore City	1,124	13.8%	-7.4%	2.7%
Calvert	153	1.9%	-22.3%	25.4%
Caroline	70	0.9%	-1.4%	-2.8%
Carroll	183	2.2%	2.8%	11.6%
Cecil	160	2.0%	-21.6%	3.2%
Charles	343	4.2%	-4.5%	11.4%
Dorchester	56	0.7%	-24.3%	3.7%
Frederick	276	3.4%	-14.0%	6.6%
Garrett	31	0.4%	-31.1%	0.0%
Harford	321	3.9%	-20.1%	-3.3%
Howard	250	3.1%	-12.3%	6.4%
Kent	35	0.4%	-2.8%	6.1%
Montgomery	711	8.7%	-17.5%	-17.9%
Prince George's	1,857	22.8%	-12.4%	2.7%
Queen Anne's	81	1.0%	-5.8%	17.4%
Somerset	36	0.4%	50.0%	100.0%
St. Mary's	106	1.3%	-29.8%	-7.8%
Talbot	49	0.6%	-33.8%	19.5%
Washington	208	2.6%	18.9%	8.3%
Wicomico	132	1.6%	-16.5%	24.5%
Worcester	88	1.1%	-23.5%	-8.3%
<b>Statewide</b>	<b>8,154</b>	<b>100.0%</b>	<b>-13.2%</b>	<b>3.5%</b>

*Source: DLLR and DHCD, Office of Policy, Planning and Research*

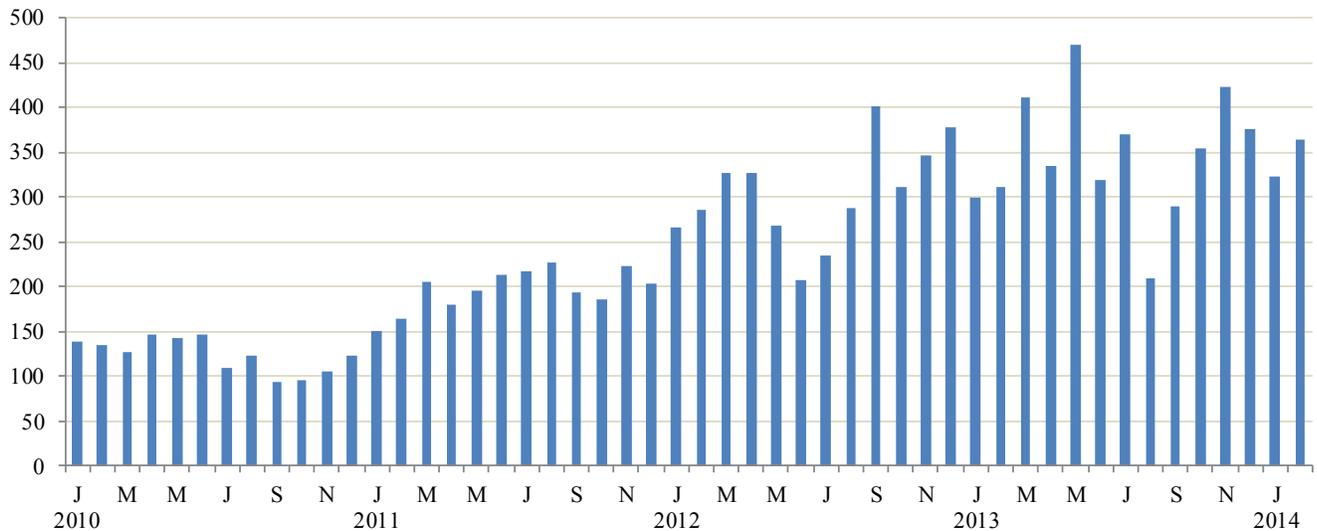
## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through February 2014 showed that financial institutions/lenders in Maryland allowed an average of 208 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to February 2014 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 February 2014, financial institutions/lenders allowed an average of 363 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 12.7 percent or 41 days more than the previous month (Chart 2). Compared with February 2013, the average days past due grew by 17.1 percent or 53 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in February except in Garrett County (92 days). The highest average days past due was recorded in Charles County (615 days) followed by Dorchester County (417 days), Prince George's County (416 days), Howard County (415 days) and Baltimore City (408 days).

Compared with a year ago, the average number of days past due increased in 17 Maryland jurisdictions but fell in the other seven. The highest increase was in Charles County which grew by 108.1 percent from a year ago and the largest decline was in Somerset County (45.7 percent).

**Chart 2**  
**Average Number of Days Past Due**  
**January 2010 – February 2014**



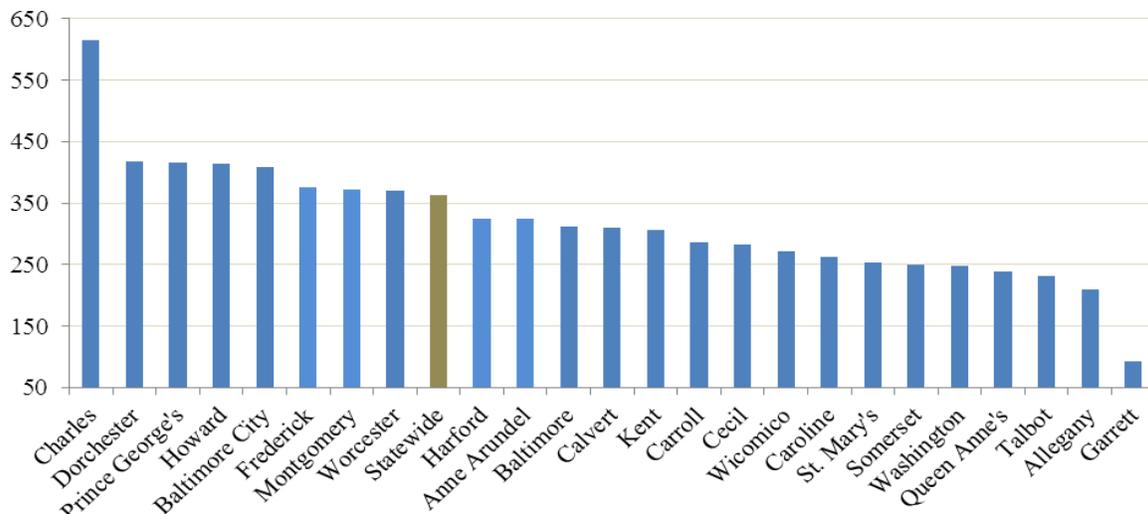
*Source – DLLR and DHCD, Office of Policy, Planning and Research*

**Table 3: Average Number of Days Past Due  
February 2014**

Jurisdiction	Days	% Change From	
		Jan-14	Feb-13
Allegany	209	-33.9%	-33.6%
Anne Arundel	324	3.1%	13.0%
Baltimore	312	8.2%	13.4%
Baltimore City	408	10.2%	33.2%
Calvert	309	25.3%	19.9%
Caroline	263	26.5%	-17.1%
Carroll	286	17.0%	27.0%
Cecil	283	-10.9%	6.7%
Charles	615	96.8%	108.1%
Dorchester	417	61.1%	56.6%
Frederick	376	3.4%	24.3%
Garrett	92	-62.4%	-26.7%
Harford	326	-0.2%	10.7%
Howard	415	33.7%	10.4%
Kent	306	52.8%	13.1%
Montgomery	372	5.7%	-0.5%
Prince George's	416	22.5%	15.7%
Queen Anne's	239	-41.3%	39.8%
Somerset	249	44.4%	-45.7%
St. Mary's	253	-13.0%	14.4%
Talbot	231	3.3%	-10.5%
Washington	248	-31.0%	-5.7%
Wicomico	271	19.8%	43.8%
Worcester	370	-6.8%	4.0%
<b>Statewide</b>	<b>363</b>	<b>12.7%</b>	<b>17.1%</b>

Source – DLLR and DHCD, Office of Policy, Planning and Research

**Chart 3: Average Number of Days Past Due  
February 2014**



Source – DLLR and DHCD, Office of Policy, Planning and Research

## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,275 for notices received from April 2008 to February 2014 and \$9,600 for February 2014 alone. The average owed in February 2014 declined 9.4 percent from the preceding month and by 11.3 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 208 days, the monthly payment owed per homeowner totals \$1,680 for notices received from April 2008 through February 2014 and \$1,430 for February 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 February 2014 show that the average amount owed exceeded \$10,000 in eight Maryland jurisdictions but were less in the other 16. The highest amounts were in Kent County (\$11,363) followed by Howard County (\$10,930), Prince George's County (\$10,833), Dorchester County (\$10,763) and Charles County (\$10,678). Compared with a year ago, average amounts fell in 18 Maryland jurisdictions with the largest decline in Somerset County (57.5 percent) and the largest increase was 61.6 percent in Dorchester County (Table 4).

**Table 4**  
**Average Amount Owed**  
**February 2014**

Jurisdiction	Amount	% Change From	
		Jan-14	Feb-13
Allegany	\$4,648	-61.6%	-40.1%
Anne Arundel	\$10,142	-7.4%	-6.2%
Baltimore	\$8,494	-13.8%	-7.8%
Baltimore City	\$9,474	-21.2%	13.6%
Calvert	\$9,724	-3.8%	1.4%
Caroline	\$6,773	-29.3%	-33.7%
Carroll	\$7,695	-23.3%	-25.8%
Cecil	\$9,757	0.4%	-13.9%
Charles	\$10,678	11.3%	-5.9%
Dorchester	\$10,763	18.3%	61.6%
Frederick	\$9,390	-5.8%	-19.6%
Garrett	\$4,309	-16.6%	-41.4%
Harford	\$10,043	-6.8%	-8.4%
Howard	\$10,930	6.4%	1.2%
Kent	\$11,363	84.6%	48.0%
Montgomery	\$9,850	-10.1%	-22.4%
Prince George's	\$10,833	1.7%	-15.8%
Queen Anne's	\$7,859	-19.3%	-5.3%
Somerset	\$7,585	-37.8%	-57.5%
St. Mary's	\$9,491	6.9%	-14.1%
Talbot	\$5,713	-46.3%	-18.3%
Washington	\$5,820	-46.2%	-45.2%
Wicomico	\$8,875	-22.3%	17.1%
Worcester	\$10,498	-12.9%	-13.9%
<b>Statewide</b>	<b>\$9,600</b>	<b>-9.4%</b>	<b>-11.3%</b>

*Source – DLLR and DHCD, Office of Policy, Planning and Research*

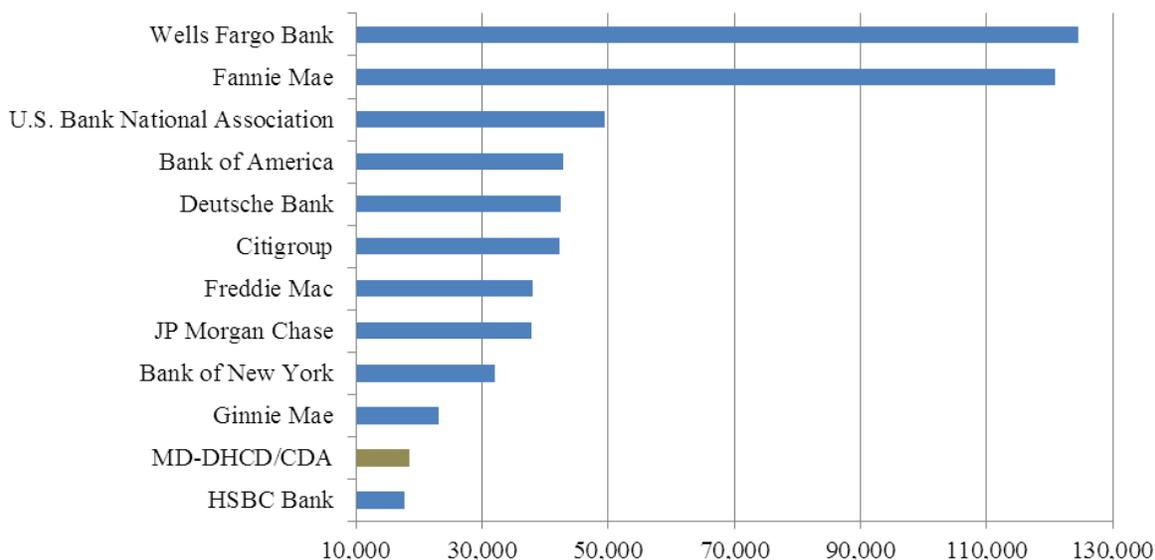
## SECURED PARTIES

Notices received from April 2008 to February 2014 indicate that there were 2,489 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 February 2014, Wells Fargo Bank remained the largest secured party in Maryland with 124,567 loans or 16.5 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 120,883 loans or a 16.0 percent share followed by U.S. Bank National Association (49,457 loans or 6.6 percent); Bank of America (42,964 loans or 5.7 percent); Deutsche Bank (42,492 loans or 5.6 percent); Citigroup (42,314 loans or 5.6 percent); Freddie Mac (38,116 loans or 5.1 percent); JP Morgan Chase (37,780 loans or a 5.0 percent); Bank of New York (32,066 loans or 4.3 percent) and Ginnie Mae (23,054 loans or 3.1 percent). Together, these secured parties have 553,693 loans that are in default or 79.4 percent of the total (Table 5).

For notices dated February 2014, Fannie Mae led all secured parties statewide with 1,585 loans capturing 21.8 percent of the total followed by JP Morgan Chase (951 loans or 13.1 percent). Other secured parties with more than 500 loans in February were Freddie Mac (835 loans or 11.5 percent) and Ginnie Mae (503 loans or 6.9 percent) as shown in Table 6. For February notices, these secured parties captured a total of 3,874 loans or 53.3 percent of all loans in default for secured parties with more than 50 loans.

**Chart 4**  
**Secured Parties - 10,000 Plus Loans**  
**April 2008 – February 2014**



*Source – DLLR and DHCD, Office of Policy, Planning and Research*

**Table 5**  
**Secured Parties - 1,000 Plus Loans**  
**April 2008 - February 2014**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Wells Fargo Bank	124,567	16.5%
Fannie Mae	120,883	16.0%
U.S. Bank National Association	49,457	6.6%
Bank of America	42,964	5.7%
Deutsche Bank	42,492	5.6%
Citigroup	42,314	5.6%
Freddie Mac	38,116	5.1%
JP Morgan Chase	37,780	5.0%
Bank of New York	32,066	4.3%
Ginnie Mae	23,054	3.1%
MD-DHCD/CDA	18,480	2.5%
HSBC Bank	17,699	2.3%
Nationstar Mortgage LLC	10,975	1.5%
Aurora Bank	9,568	1.3%
Wachovia Bank	8,519	1.1%
General Motors Acceptance Corporation	6,881	0.9%
BAC Home Loans Servicing	5,426	0.7%
LaSalle Bank	5,183	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
PNC Bank	3,428	0.5%
Countrywide Home Loans	3,335	0.4%
BB&T Bank	3,181	0.4%
M&T Bank	2,729	0.4%
Mortgage Electric Registration System	2,492	0.3%
First Horizon Home Loans	2,475	0.3%
First Tennessee Bank	2,227	0.3%
Capital One	2,223	0.3%
SunTrust Bank	2,177	0.3%
Lehman Brothers	2,098	0.3%
Unknown	2,091	0.3%
MidFirst Bank	2,006	0.3%
American Home Mortgage Asset Trust	1,904	0.3%
EMC Mortgage Corporation	1,769	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,428	0.2%
American Home Mortgage Servicing	1,371	0.2%
Massachusetts Mutual Life Insurance Company	1,338	0.2%
Washington Mutual	1,327	0.2%
SACO	1,322	0.2%
CIT Consumer Finance	1,279	0.2%
BSMF	1,237	0.2%
Flagstar Bank	1,151	0.2%
Wilmington Trust	1,116	0.2%
<b>Selected Secured Parties</b>	<b>697,547</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Policy, Planning and Research*

**Table 6**  
**Secured Parties – 50 Plus Loans**  
**February 2014**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	1,585	21.8%
JP Morgan Chase	951	13.1%
Freddie Mac	835	11.5%
Genne Mae	503	6.9%
U.S. Bank National Association	473	6.5%
Bank of New York	443	6.1%
Wells Fargo Bank	417	5.7%
Bank of America	411	5.7%
Citigroup	383	5.3%
Deutsche Bank	365	5.0%
MD-DHCD/CDA	258	3.5%
Nationstar Mortgage LLC	252	3.5%
Green Tree Servicing LLC	149	2.0%
HSBC Bank	126	1.7%
Ocwen Loan Servicing	61	0.8%
<b><i>Selected Secured Parties</i></b>	<b><i>7,212</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Policy, Planning and 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 February 2014 indicate that there were 1,168 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Bank of America retained its lead as the largest servicer for the fourth consecutive month since April 2008 with 145,172 mortgages accounting for 25.1 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus Loans  
April 2008 - February 2014**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Bank of America	145,172	25.1%
Wells Fargo Bank	139,264	24.1%
JP Morgan Chase	75,909	13.1%
Citigroup	64,317	11.1%
Nationstar Mortgage LLC	41,527	7.2%
America's Servicing Company	29,188	5.0%
American Home Mortgage Servicing	17,339	3.0%
Bogman Inc	14,788	2.6%
One West Bank	13,483	2.3%
General Motors Acceptance Corporation	12,960	2.2%
Litton Loan Servicing	11,423	2.0%
EMC Mortgage Corporation	11,353	2.0%
Ocwen Loan Servicing	10,410	1.8%
M&T Bank	8,658	1.5%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.0%
Carrington Mortgage Services	5,623	1.0%
Chase Manhattan Bank	5,203	0.9%
PNC Bank	4,969	0.9%
Seterus Inc	4,426	0.8%
Countrywide Home Loans	4,253	0.7%
Select Portfolio Servicing	4,023	0.7%
SunTrust Bank	3,880	0.7%
Capital One	3,825	0.7%
EverHome Mortgage Company	3,459	0.6%
Saxon Mortgage Services	3,359	0.6%
Homeward Residential, Inc	3,265	0.6%
HSBC Bank	3,197	0.6%
<b>Selected Servicers</b>	<b>689,980</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Policy, Planning and Research*

The second largest servicer was Wells Fargo Bank with 139,264 mortgages or 24.1 percent of loans in default followed by JP Morgan Chase (75,909 mortgages or 13.1 percent), Citigroup (64,317 mortgages or 11.1 percent), Nationstar Mortgage LLC (41,527 mortgages or 7.2 percent), America's Servicing Company (29,188 mortgages or 5.0 percent), American Home Mortgage Servicing (17,339 mortgages or 3.0 percent), Bogman Inc (14,788 mortgages or 2.6 percent), One West Bank (13,483 mortgages or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.2 percent), Litton Loan Servicing (11,423 mortgages or 2.0 percent) and EMC Mortgage Corporation (11,353 mortgage or 2.0 percent). Together, these servicers have 587,133 loans or an 85.1 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated February 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 1,747 loans or a 23.7 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in February include Nationstar Mortgage LLC (1,427 mortgages or 19.3 percent), Bank of America (1,047 mortgages or 14.2 percent), Citigroup (832 mortgages or 11.3 percent) and Ocwen Loan Servicing (502 mortgages or 6.8 percent). In total, 5,555 mortgages or 75.3 percent in default were processed by these lenders among servicers with mortgage inventory of more than 50 loans statewide in February 2014.

**Table 8**  
**Servicers - 50 Plus Loans**  
**February 2014**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>	<b>Avg. Days Past Due</b>
JP Morgan Chase	1,747	23.7%	114
Nationstar Mortgage LLC	1,427	19.3%	348
Bank of America	1,047	14.2%	540
Citigroup	832	11.3%	253
Ocwen Loan Servicing	502	6.8%	652
Wells Fargo Bank	347	4.7%	453
M&T Bank	287	3.9%	163
Green Tree Servicing LLC	220	3.0%	927
Select Portfolio Servicing	143	1.9%	1,166
Seterus Inc	135	1.8%	112
Bogman Inc	132	1.8%	101
Bayview Loan Servicing	109	1.5%	654
Capital One	90	1.2%	74
EverHome Mortgage Company	88	1.2%	172
Carrington Mortgage Services	81	1.1%	242
Caliber Home Loans	76	1.0%	118
PNC Bank	63	0.9%	259
Cenlar FSB	54	0.7%	96
<b>Selected Servicers</b>	<b>7,380</b>	<b>100.0%</b>	<b>345</b>

*Source – DLLR and DHCD, Office of Policy, Planning and Research*

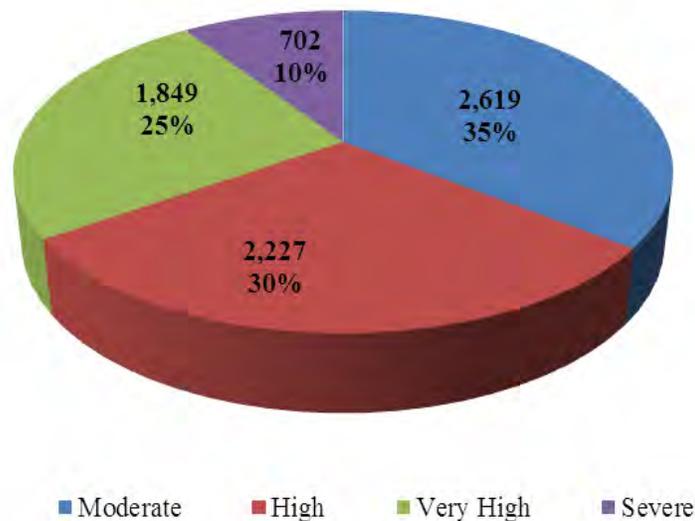
## NOI HOT SPOTS IN MARYLAND

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 February 2014, the State average NOI rate was 166 households per NOI received. Overall, a total of 7,397 NOIs, accounting for 91.0 percent of all notices received in February 2014, occurred in 178 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 2,619 notices in 97 communities, accounting for 35.0 percent of NOIs in all Hot Spots and 32.0 percent of all NOIs in February 2014 (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 2,227 notices in 46 communities, accounting for 30.0 percent of NOIs in all Hot Spots and 27.0 percent of all NOIs statewide.

**Chart 5**  
**Notices of Intent to Foreclose in Maryland**  
**Hot Spot Concentrations**  
**February 2014**



*Source – DLLR and DHCD, Office of Policy, Planning and 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 1,849 notices in 26 communities, representing 25.0 percent of NOIs in all Hot Spots and 23.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 702 notices in 9 communities, accounting for 10.0 percent of all NOI Hot Spots communities, and 9.0 percent of notices received statewide in February 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,843 notices or 24.9 percent of the total, followed by Baltimore City with 1,114 notices or 15.1 percent; Baltimore County with 1,070 notices or 14.5 percent; Anne Arundel County with 646 notices or 8.7 percent and Montgomery County with 628 notices or 8.5 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in eight jurisdictions including, Allegany, Caroline, Dorchester, Garrett, Kent, Queen Anne’s, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 35.0 percent of total Hot Spots with 2,619 notices in 97 communities in February. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 512 notices followed by Anne Arundel County (402 notices) and Baltimore County (330 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Allegany, Caroline, Charles, Garrett, Kent, Queen Anne’s, Somerset, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,227 notices or 30.0 percent of the total occurred in 46 communities within 15 jurisdictions. Baltimore City had the highest concentration with 472 notices in this category followed by Baltimore County (460 notices) and Prince George’s County (438 notices). Caroline, Carroll, Charles, Dorchester, Hartford, Queen Anne’s and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 25.0 percent of the total and received 1,849 notices in 26 communities within eight jurisdictions in February. The largest concentration was in Prince George’s County with 865 notices or 46.8 percent of the total followed by Baltimore City (516 notices or 27.9 percent share). These two jurisdictions received 1,381 notices in February capturing 74.7 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) and Upper Marlboro (20774 zip code). In Baltimore City, notices were received mainly in the Arlington and Raspeburg neighborhoods serving areas within the 21215 and 21206 zip codes.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred in mostly in Prince George’s County with 414 notices or 59.0 percent of all severe Hot Spots notices in February. In this county, notices were clustered in the Capitol Heights, District Heights and Upper Marlboro neighborhoods serving areas within the 20743, 20747 and 20772 zip codes, respectively.

**Table 9**  
**Notices of Intent to Foreclose in Maryland Hot Spots**  
**February 2014**

<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	402	244	0	0	646	8.7%
Baltimore	330	460	184	96	1,070	14.5%
Baltimore City	64	472	516	62	1,114	15.1%
Calvert	69	0	61	0	130	1.8%
Caroline	11	21	14	0	46	0.6%
Carroll	143	20	0	0	163	2.2%
Cecil	0	115	0	0	115	1.6%
Charles	24	22	127	130	303	4.1%
Dorchester	0	47	0	0	47	0.6%
Frederick	156	52	0	0	208	2.8%
Garrett	14	0	0	0	14	0.2%
Harford	171	47	65	0	283	3.8%
Howard	229	0	0	0	229	3.1%
Kent	20	0	0	0	20	0.3%
Montgomery	512	116	0	0	628	8.5%
Prince George's	126	438	865	414	1,843	24.9%
Queen Anne's	14	27	0	0	41	0.6%
Somerset	11	0	17	0	28	0.4%
St. Mary's	72	0	0	0	72	1.0%
Talbot	24	0	0	0	24	0.3%
Washington	76	97	0	0	173	2.3%
Wicomico	81	0	0	0	81	1.1%
Worcester	29	49	0	0	78	1.1%
<b>Statewide</b>	<b>2,619</b>	<b>2,227</b>	<b>1,849</b>	<b>702</b>	<b>7,397</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>35.0%</b>	<b>30.0%</b>	<b>25.0%</b>	<b>10.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>32.0%</b>	<b>27.0%</b>	<b>23.0%</b>	<b>9.0%</b>	<b>92.0%</b>	

Source – DLLR and DHCD, Office of Policy, Planning and Research

**Exhibit 1 - NOTICE of INTENT to FORECLOSE  
HOT SPOTS in MARYLAND - February 2014**

