

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND JANUARY 2013 REPORT



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**NOTICE OF INTENT TO FORECLOSE IN MARYLAND  
JANUARY 2013 REPORT**

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# NOTICE OF INTENT TO FORECLOSE IN MARYLAND JANUARY 2013 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 625,000 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 January 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 624,551 NOIs issued to homeowners statewide have been received by DLLR through January 2013 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George's County continue to lead all jurisdictions with a 24.4 percent share of NOIs or 152,455 notices followed by Baltimore City with 83,751 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through January 2013 include Baltimore County (79,209 notices or 12.7 percent), Montgomery County (68,936 notices or 11.0 percent), Anne Arundel County (50,252 notices or 8.0 percent), Harford County (24,957 notices or 4.0 percent), Charles County (24,052 notices or 3.9 percent) and Frederick County (22,543 notices or 3.6 percent). Together, these jurisdictions have received a total of 506,155 notices, accounting for 81.0 percent of all NOIs received to-date.

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

<b>Jurisdiction</b>	<b>Number</b>	<b>% of Total</b>
Allegany	4,075	0.7%
Anne Arundel	50,252	8.0%
Baltimore	79,209	12.7%
Baltimore City	83,751	13.4%
Calvert	10,438	1.7%
Caroline	4,703	0.8%
Carroll	12,620	2.0%
Cecil	10,002	1.6%
Charles	24,052	3.9%
Dorchester	3,984	0.6%
Frederick	22,543	3.6%
Garrett	2,076	0.3%
Harford	24,957	4.0%
Howard	19,297	3.1%
Kent	2,153	0.3%
Montgomery	68,936	11.0%
Prince George's	152,455	24.4%
Queen Anne's	5,152	0.8%
Somerset	2,038	0.3%
St. Mary's	8,778	1.4%
Talbot	3,010	0.5%
Washington	14,264	2.3%
Wicomico	8,686	1.4%
Worcester	7,120	1.1%
<b>Statewide</b>	<b>624,551</b>	<b>100.0%</b>

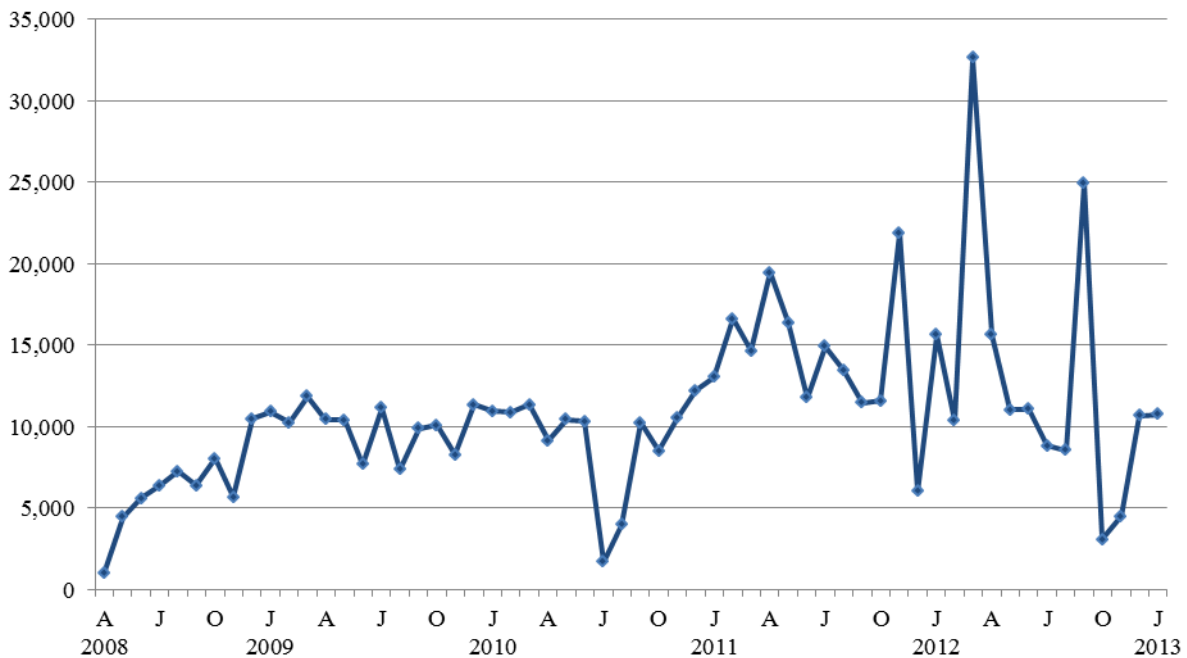
*Source – DLLR and DHCD, Office of Research*

NOIs increased slightly by 0.9 percent from 10,662 in the prior month to 10,758 notices in January 2013 – representing two consecutive monthly increases since the new legislation went into effect in October 2012 (Chart 1). Compared with the same period a year ago, NOIs fell 31.2 percent. Allocated by jurisdiction, the largest share of notices were issued in Prince George’s County (2,463 notices or 22.9 percent) followed by Baltimore City (1,506 notices or 14.0 percent), Baltimore County (1,441 notices or 13.4 percent), Montgomery County (1,099 notices or 10.2 percent) and Anne Arundel County (923 notices or 8.6 percent) as shown in Table 2. Together, these jurisdictions received a total of 7,432 notices or 69.1 percent of all NOIs issued for the month.

January notices increased in 12 Maryland jurisdictions from the prior month but fell in the other half with the largest increases in Garrett County (17.1 percent), Anne Arundel County (14.4 percent), Howard County (12.8 percent), Talbot County (12.1 percent) and Carroll County (12.0 percent). The biggest declines were in Somerset County (53.5 percent), Dorchester County (35.7 percent), Wicomico County (15.1 percent), Allegany County (11.9 percent) and Caroline County (10.1 percent).

Compared with a year ago, NOIs declined in all Maryland jurisdictions with significant decreases in Somerset County (71.0 percent), Kent County (57.1 percent), Wicomico County (43.5 percent) and Dorchester County (43.1 percent).

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



Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Number	% of Total	% Change From	
			Dec-12	Jan-12
Allegany	74	0.7%	-11.9%	-38.3%
Anne Arundel	923	8.6%	14.4%	-25.9%
Baltimore	1,441	13.4%	2.8%	-28.8%
Baltimore City	1,506	14.0%	1.1%	-26.6%
Calvert	183	1.7%	-1.1%	-36.0%
Caroline	89	0.8%	-10.1%	-38.6%
Carroll	242	2.2%	12.0%	-24.1%
Cecil	167	1.6%	1.2%	-37.5%
Charles	407	3.8%	-6.7%	-30.3%
Dorchester	74	0.7%	-35.7%	-43.1%
Frederick	388	3.6%	5.1%	-29.2%
Garrett	41	0.4%	17.1%	-25.5%
Harford	444	4.1%	2.5%	-27.0%
Howard	336	3.1%	12.8%	-25.0%
Kent	33	0.3%	-2.9%	-57.1%
Montgomery	1,099	10.2%	-1.3%	-31.2%
Prince George's	2,463	22.9%	0.4%	-34.2%
Queen Anne's	100	0.9%	6.4%	-33.8%
Somerset	20	0.2%	-53.5%	-71.0%
St. Mary's	153	1.4%	-7.8%	-30.5%
Talbot	65	0.6%	12.1%	-35.6%
Washington	249	2.3%	-7.8%	-39.7%
Wicomico	135	1.3%	-15.1%	-43.5%
Worcester	126	1.2%	-9.4%	-35.4%
<b>Statewide</b>	<b>10,758</b>	<b>100.0%</b>	<b>0.9%</b>	<b>-31.2%</b>

*Source – DLLR and DHCD, Office of Research*

## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through January 2013 showed that financial institutions/lenders in Maryland allowed an average of 152 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to January 2013 show that 60.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 40.0 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 December 2012 and the lowest average number of days recorded from last payment was 26 days in May 2008.

In January 2013, financial institutions/lenders allowed an average of 227 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 54.5 percent or 271 days from the previous month (Chart 2). Average days past due declined 0.8 percent or 2 days below January 2012 as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions with the exception of Garrett County before issuing NOIs in January. The highest average days past due were recorded in Charles County (315 days) followed by Howard County (292 days), Prince George's County (280 days), Montgomery County (276 days) and Carroll County (251 days).

Compared with a year ago, the average number of days past due increased in 13 jurisdictions but fell in the other 11 by 0.8 percent. Significant declines were in Somerset County (62.3 percent) and Harford County (43.5 percent) while increases were in Washington County (43.9 percent) and Carroll County (35.5 percent).

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



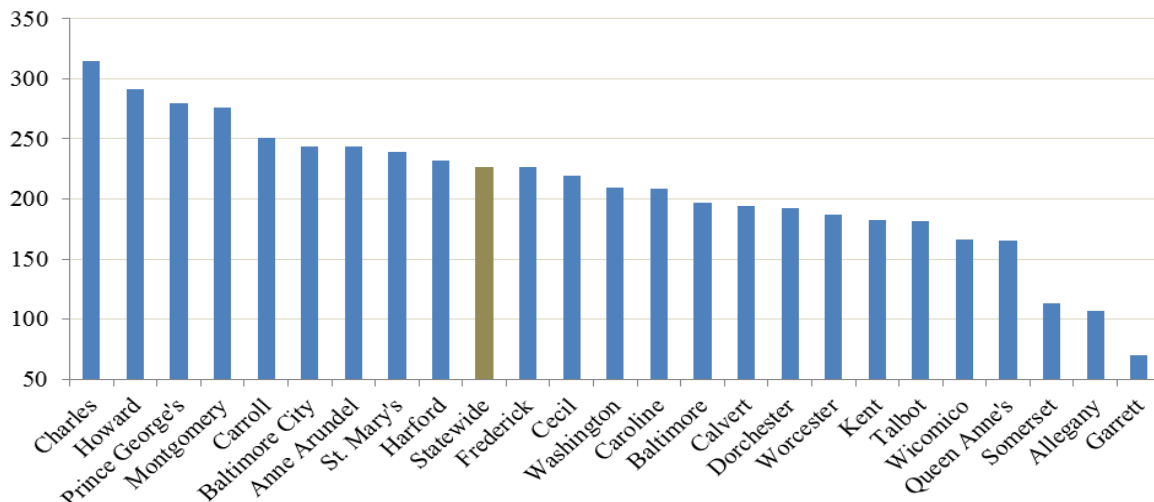
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Dec-12	Jan-12
Allegany	106	-81.1%	-6.1%
Anne Arundel	243	-54.6%	16.1%
Baltimore	197	-60.6%	-5.3%
Baltimore City	244	-54.1%	5.9%
Calvert	194	-53.7%	1.9%
Caroline	208	-47.1%	-7.9%
Carroll	251	-51.2%	35.5%
Cecil	219	-52.4%	4.1%
Charles	315	-31.8%	25.7%
Dorchester	193	-69.4%	0.3%
Frederick	227	-61.7%	6.7%
Garrett	70	-85.0%	-34.6%
Harford	232	-50.5%	-43.5%
Howard	292	-47.1%	33.0%
Kent	183	-69.5%	3.0%
Montgomery	276	-34.8%	-5.1%
Prince George's	280	-45.1%	7.7%
Queen Anne's	166	-58.2%	-15.3%
Somerset	113	-64.6%	-62.3%
St. Mary's	239	-46.1%	1.5%
Talbot	182	-61.8%	-17.1%
Washington	209	-54.6%	43.9%
Wicomico	166	-73.0%	-15.5%
Worcester	187	-64.9%	-37.3%
<b>Statewide</b>	<b>227</b>	<b>-54.5%</b>	<b>-0.8%</b>

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research



## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$10,700 for notices received from April 2008 to January 2013 and \$11,326 for January 2013 alone. The average owed in January 2013 decreased by 51.3 percent from December and by 10.1 percent from January 2012 (Table 4). Assuming the average number of days allowed between default and notice is 152 days, the monthly payment owed per homeowner totals \$2,180 for notices received from April 2008 through January 2013 and \$2,308 for January 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 January 2013 indicates that the average amount owed exceed \$10,000 in 14 Maryland jurisdictions. The highest amounts were in Dorchester County (\$15,100) followed by Montgomery County (\$14,477), Caroline County (\$13,878), Howard County (\$13,325), Prince George's County (\$12,916), St. Mary's County (\$12,446) and Carroll County (\$12,177).

**Table 4**  
**Average Amount Owed**  
**January 2013**

Jurisdiction	Amount	% Change From	
		Dec-12	Jan-12
Allegany	\$5,707	-78.9%	-11.5%
Anne Arundel	\$11,661	-51.3%	-6.7%
Baltimore	\$9,707	-57.5%	-13.9%
Baltimore City	\$8,619	-63.5%	-4.4%
Calvert	\$10,391	-57.1%	-15.7%
Caroline	\$13,878	-39.5%	37.5%
Carroll	\$12,177	-48.9%	10.6%
Cecil	\$9,743	-63.0%	-7.5%
Charles	\$11,917	-52.5%	-12.7%
Dorchester	\$15,100	-37.0%	51.2%
Frederick	\$11,866	-51.6%	-12.0%
Garrett	\$5,728	-67.6%	19.0%
Harford	\$10,669	-50.9%	-10.8%
Howard	\$13,325	-42.8%	-4.1%
Kent	\$10,482	-49.4%	12.4%
Montgomery	\$14,477	-36.0%	-8.3%
Prince George's	\$12,916	-44.0%	-15.9%
Queen Anne's	\$9,084	-64.3%	-26.5%
Somerset	\$5,742	-68.9%	-29.0%
St. Mary's	\$12,446	-37.7%	-0.3%
Talbot	\$9,806	-58.5%	-19.3%
Washington	\$9,452	-58.4%	-7.3%
Wicomico	\$7,947	-64.1%	2.2%
Worcester	\$10,963	-49.7%	2.9%
<b>Statewide</b>	<b>\$11,326</b>	<b>-51.3%</b>	<b>-10.1%</b>

Source – DLLR and DHCD, Office of Research

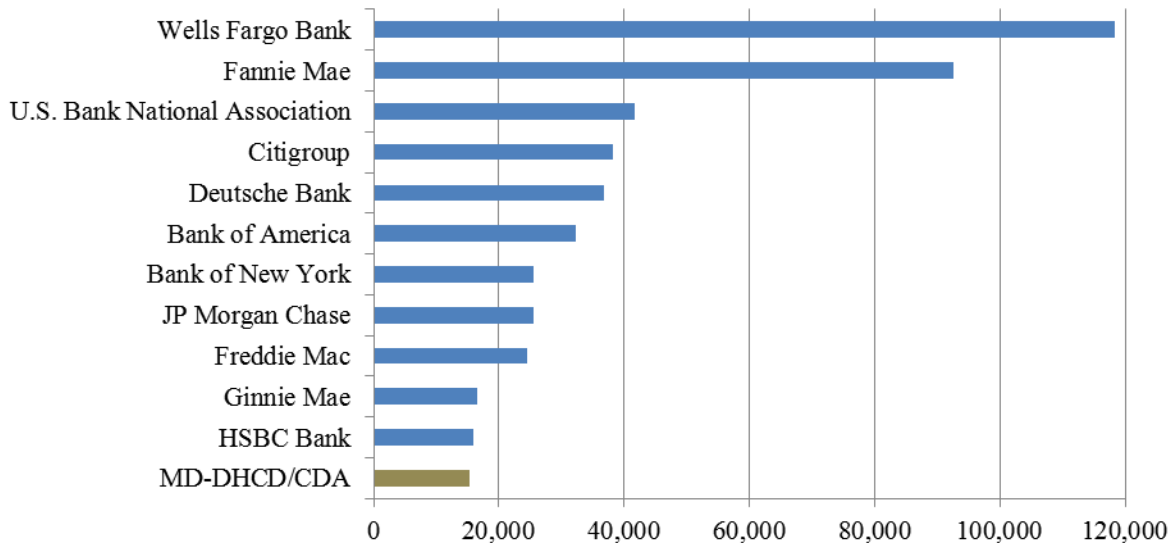
## SECURED PARTIES

Notices received from April 2008 to January 2013 indicate that there were 2,225 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 interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through January 2013, Wells Fargo Bank remained the largest secured party in Maryland with 118,267 loans or 20.6 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 92,546 loans or a 16.1 percent share followed by U.S. Bank National Association (41,777 loans or 7.3 percent); Citigroup (38,313 loans or 6.7 percent), Deutsche Bank (36,756 loans or 6.4 percent), Bank of America (32,291 loans or 5.6 percent), Bank of New York (25,604 loans or 4.5 percent), JP Morgan Chase (25,506 loans or a 4.4 percent) and Freddie Mac (24,500 loans or 4.3 percent). Together, these secured parties have 435,560 loans that are in default or 75.8 percent of the total (Table 5).

For notices dated January 2013, JP Morgan Chase led all secured parties statewide with 2,037 loans capturing 20.4 percent of the total followed by Fannie Mae with 1,865 loans or 18.6 percent, Freddie Mac with 1,145 loans or 11.4 percent and Wells Fargo Bank with 1,048 loans or 10.5 percent of the total (Table 6). Other secured parties with more than 500 loans in January include, U.S. Bank National Association (936 loans or 9.4 percent) and Deutsche Bank (926 loans or 9.3 percent). For January 2013 notices, these secured parties have a total of 7,957 loans or 75.8 percent of all loans in default for secured parties with more than 50 loans.

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



*Source – DLLR and DHCD, Office of Research*

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Wells Fargo Bank	118,267	20.6%
Fannie Mae	92,546	16.1%
U.S. Bank National Association	41,777	7.3%
Citigroup	38,313	6.7%
Deutsche Bank	36,756	6.4%
Bank of America	32,291	5.6%
Bank of New York	25,604	4.5%
JP Morgan Chase	25,506	4.4%
Freddie Mac	24,500	4.3%
Ginnie Mae	16,654	2.9%
HSBC Bank	15,866	2.8%
MD-DHCD/CDA	15,315	2.7%
Aurora Bank	9,559	1.7%
Wachovia Bank	8,509	1.5%
General Motors Acceptance Corporation	6,775	1.2%
BAC Home Loans Servicing	5,415	0.9%
LaSalle Bank	5,175	0.9%
Nationstar Mortgage LLC	4,949	0.9%
Chase Manhattan Bank	3,693	0.6%
Countrywide Home Loans	3,323	0.6%
BB&T Bank	2,836	0.5%
PNC Bank	2,801	0.5%
Bears Stern Asset Backed Securities	2,528	0.4%
Mortgage Electric Registration System	2,492	0.4%
First Tennessee Bank	2,188	0.4%
M&T Bank	2,167	0.4%
Lehman Brothers	2,095	0.4%
Unknown	2,091	0.4%
First Horizon Home Loans	1,989	0.3%
SunTrust Bank	1,882	0.3%
American Home Mortgage Asset Trust	1,859	0.3%
Capital One	1,829	0.3%
MidFirst Bank	1,780	0.3%
EMC Mortgage Corporation	1,747	0.3%
ARSI - Argent Securities Inc	1,589	0.3%
<b>Selected Secured Parties</b>	<b>574,559</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
JP Morgan Chase	2,037	20.4%
Fannie Mae	1,865	18.6%
Freddie Mac	1,145	11.4%
Wells Fargo Bank	1,048	10.5%
U.S. Bank National Association	936	9.4%
Deutsche Bank	926	9.3%
Nationstar Mortgage LLC	409	4.1%
Bank of New York	304	3.0%
MD-DHCD/CDA	260	2.6%
Resurgent Mortgage Servicing	167	1.7%
Citigroup	163	1.6%
HSBC Bank	156	1.6%
PNC Bank	102	1.0%
Homeward Residential, Inc	83	0.8%
General Motors Acceptance Corporation	63	0.6%
One West Bank	63	0.6%
BB&T Bank	58	0.6%
M&T Bank	58	0.6%
CIT Mortgage Loan Trust 2007-1	57	0.6%
First Horizon Home Loan Corporation	54	0.5%
Capital One	51	0.5%
<b>Selected Secured Parties</b>	<b>10,005</b>	<b>100.0%</b>

*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 January 2013 indicate that there were 1,012 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Wells Fargo Bank recorded the largest volume of loans with 133,423 mortgages accounting for 23.7 percent of the total (Table 7).

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

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Wells Fargo Bank	133,423	23.7%
Bank of America	114,741	20.4%
Citigroup	53,789	9.6%
JP Morgan Chase	47,899	8.5%
America's Servicing Company	28,786	5.1%
Nationstar Mortgage LLC	23,356	4.2%
American Home Mortgage Servicing	17,340	3.1%
Bogman Inc	13,199	2.3%
General Motors Acceptance Corporation	12,840	2.3%
Litton Loan Servicing	11,423	2.0%
EMC Mortgage Corporation	11,353	2.0%
One West Bank	10,131	1.8%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.2%
Wachovia Bank	6,004	1.1%
Ocwen Loan Servicing	5,591	1.0%
M&T Bank	5,303	0.9%
Chase Manhattan Bank	5,202	0.9%
Carrington Mortgage Services	4,382	0.8%
Countrywide Home Loans	4,253	0.8%
PNC Bank	3,742	0.7%
SunTrust Bank	3,389	0.6%
Saxon Mortgage Services	3,356	0.6%
HSBC Bank	2,839	0.5%
Capital One	2,798	0.5%
Homeward Residential, Inc	2,774	0.5%
MetLife	2,498	0.4%
EverHome Mortgage Company	2,248	0.4%
Select Portfolio Servicing	2,245	0.4%
Vericrest Financial	2,171	0.4%
<b>Selected Servicers</b>	<b>562,512</b>	<b>100.0%</b>

Source – DLLR and DHCD, Office of Research

The second largest servicer was Bank of America with 114,741 mortgages or 20.4 percent of loans in default followed by Citigroup (53,789 mortgages or 9.6 percent), JP Morgan Chase (47,899 mortgages or 8.5 percent), America's Servicing Company (28,786 mortgages or 5.1 percent), Nationstar Mortgage LLC (23,356 mortgages or 4.2 percent), American Home Mortgage Servicing (17,340 mortgages or 3.1 percent), Bogman Inc (13,199 mortgages or 2.3 percent), General Motors Acceptance Corporation (12,840 loans or 2.3 percent), Litton Loan Servicing (11,423 mortgages or 2.0 percent), EMC Mortgage Corporation (11,353 mortgage or 2.0 percent) and One West Bank (10,131 mortgages or 1.8 percent). Together, these servicers have 468,149 loans or an 83.2 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated January 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 4,649 NOIs or 46.7 percent followed by Wells Fargo Bank with 1,128 loans or a 11.3 percent share (Table 8). Other servicers with more than 200 mortgages that received NOIs in January include Nationstar Mortgage LLC (1,095 mortgages), One West Bank (745 mortgages), Homeward Residential, Inc (365 mortgages), Bank of America (325 mortgages), M&T Bank (276 mortgages) and General Motors Acceptance Corporation (242 mortgages). In total, 7,982 mortgages or 80.2 percent in default were processed by eight lenders among servicers with mortgage inventory of more than 50 loans statewide in January 2013.

**Table 8**  
**Secured Parties - 1,000 Plus Loans**  
**April 2008 - January 2013**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
JP Morgan Chase	4,649	46.7%
Wells Fargo Bank	1,128	11.3%
Nationstar Mortgage LLC	1095	11.0%
One West Bank	745	7.5%
Homeward Residential, Inc	365	3.7%
Bank of America	325	3.3%
M&T Bank	276	2.8%
General Motors Acceptance Corporation	242	2.4%
Ocwen Loan Servicing	186	1.9%
Resurgent Capital Services, LP	167	1.7%
PNC Bank	129	1.3%
Capital One	124	1.2%
Seterus Inc	115	1.2%
EverHome Mortgage Company	95	1.0%
Bogman Inc	92	0.9%
BB&T Bank	82	0.8%
Vericrest Financial	80	0.8%
HSBC Bank	53	0.5%
<b>Selected Servicers</b>	<b>9,948</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

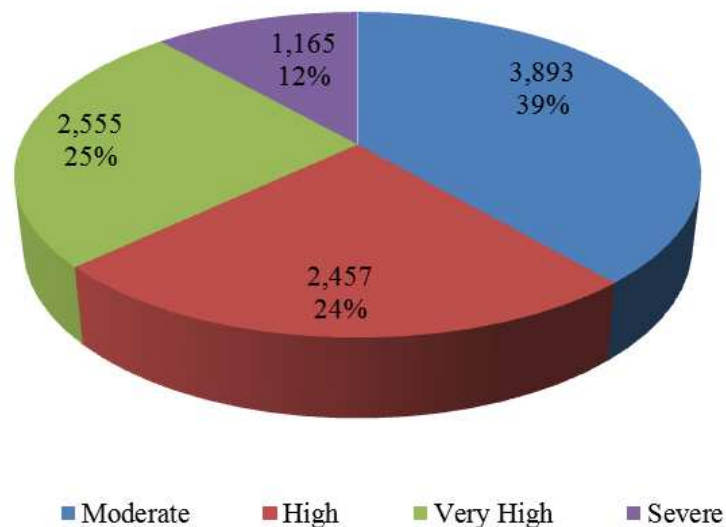
## NOI HOT SPOTS IN MARYLAND

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 January 2013, the State average NOI rate was 130 households per NOI received. Overall, a total of 10,070 notices, accounting for 94.0 percent of all NOIs received in January 2013, occurred in 206 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 3,893 notices in 116 communities, accounting for 39.0 percent of NOIs in all Hot Spots and 36.0 percent of all NOIs in January 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 2,457 notices in 48 communities, accounting for 24.0 percent of NOIs in all Hot Spots and 23.0 percent of all NOIs statewide.

**Chart 5**  
**Notices of Intent to Foreclose in Maryland**  
**Hot Spot Concentrations**  
**January 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 2,555 notices in 29 communities, representing 25.0 percent of NOIs in all Hot Spots and 24.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 1,165 notices in 13 communities, accounting for 12.0 percent of all NOI Hot Spots communities, and 11.0 percent of notices received statewide in January 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,445 notices or 24.3 percent of the total, followed by Baltimore City with 1,490 notices or 14.8 percent (Exhibit 12 and 13), Baltimore County with 1,382 notices or 13.7 percent, Montgomery County with 1,059 mortgages or a 10.5 percent share and Anne Arundel County with 880 notices or 8.7 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in three jurisdictions including Allegany, Garrett and Talbot counties.

“Moderate” NOI Hot Spots made up 39.0 percent of total Hot Spots with 3,893 notices in 116 communities in January. The highest concentration of moderate NOI Hot Spots were in Montgomery County (743 notices) followed by Baltimore County (628 notices) and Anne Arundel County (573 notices). The lowest concentration of moderate Hot Spots occurred in eight jurisdictions including Allegany, Caroline, Charles, Dorchester, Garrett, Queen Anne’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,457 notices or 24.0 percent of the total occurred in 48 communities within 16 jurisdictions. Prince George’s County had the highest concentration with 611 notices in this category followed by Baltimore County (398 notices) and Anne Arundel County (307 notices). Caroline, Carroll, Dorchester 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 2,555 notices in 29 communities within eight jurisdictions in January. The largest concentration was in Prince George’s County with 1,077 notices or 42.2 percent of the total followed by Baltimore City (827 notices or 32.4 percent share) and Baltimore County (356 notices or 13.9 percent). These three jurisdictions received 2,260 notices in January capturing 88.5 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received mainly in Capitol Heights (20735 zip code), Clinton (20743 zip code) and Upper Marlboro (20772 zip codes). In Baltimore City, the Carroll and Arlington neighborhoods received the most notices serving areas within the 21215 and 21229 zip codes while the Gwynn Oaks (21207 zip code) area in Baltimore County received the most notices in this category .

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Prince George’s County with 705 notices or 60.5 percent and Baltimore City with 338 notices or a 29.0 percent share. In Prince George’s County, notices were received mostly in District Heights and Upper Marlboro in areas serving the 20747 and 20774 zip code designated areas. In Baltimore City, notices were concentrated mostly in the Raspeburg neighborhood serving the 21206 zip code area.

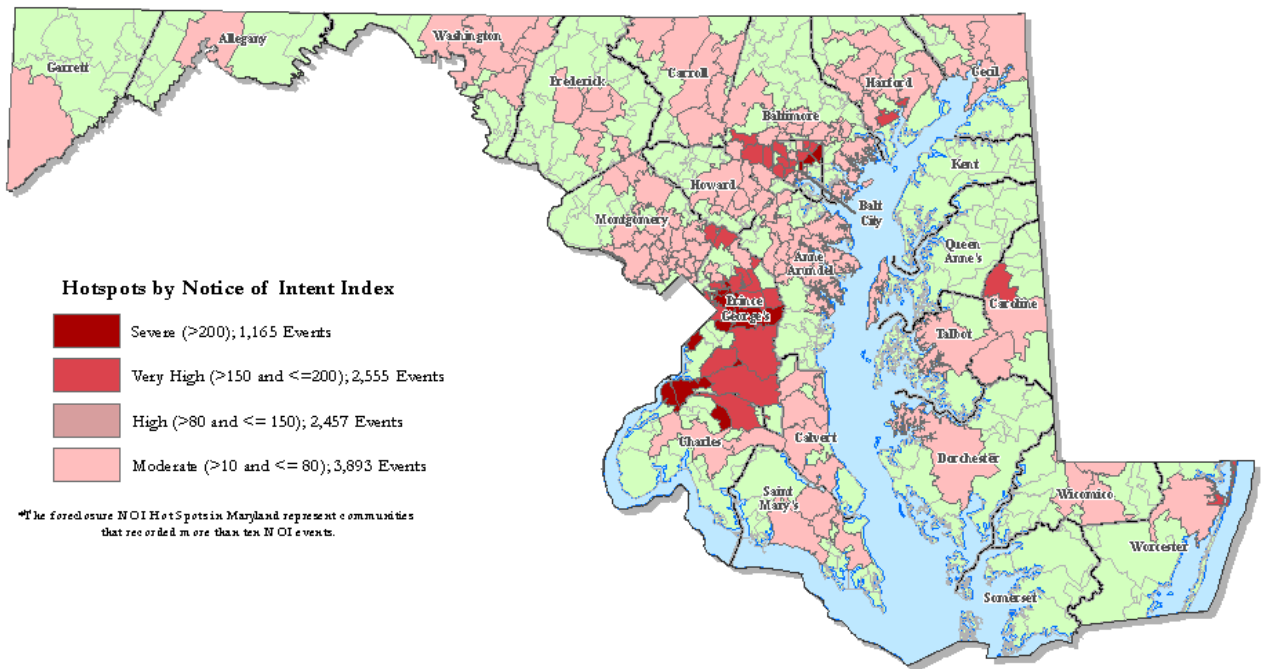


**Table 9**  
**Notices of Intent to Foreclose in Maryland Hot Spots**  
**January 2013**

<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	45	0	0	0	45	0.4%
Anne Arundel	573	307	0	0	880	8.7%
Baltimore	628	398	356	0	1,382	13.7%
Baltimore City	174	151	827	338	1,490	14.8%
Calvert	88	74	0	0	162	1.6%
Caroline	32	29	14	0	75	0.7%
Carroll	201	27	0	0	228	2.3%
Cecil	133	0	0	0	133	1.3%
Charles	38	123	81	122	364	3.6%
Dorchester	35	17	0	0	52	0.5%
Frederick	184	141	0	0	325	3.2%
Garrett	28	0	0	0	28	0.3%
Harford	227	81	108	0	416	4.1%
Howard	230	78	0	0	308	3.1%
Kent	0	0	0	0	0	0.0%
Montgomery	743	276	40	0	1,059	10.5%
Prince George's	52	611	1,077	705	2,445	24.3%
Queen Anne's	22	56	0	0	78	0.8%
Somerset	0	0	0	0	0	0.0%
St. Mary's	70	68	0	0	138	1.4%
Talbot	41	0	0	0	41	0.4%
Washington	219	0	0	0	219	2.2%
Wicomico	95	0	0	0	95	0.9%
Worcester	35	20	52	0	107	1.1%
<b>Statewide</b>	<b>3,893</b>	<b>2,457</b>	<b>2,555</b>	<b>1,165</b>	<b>10,070</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>39.0%</b>	<b>24.0%</b>	<b>25.0%</b>	<b>12.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>36.0%</b>	<b>23.0%</b>	<b>24.0%</b>	<b>11.0%</b>	<b>94.0%</b>	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 02/27/2013