

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND JANUARY 2015 REPORT



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JANUARY 2015 REPORT**

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# NOTICE OF INTENT TO FORECLOSE IN MARYLAND JANUARY 2015 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 826,000 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 2015:

- 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

Servicers have issued a total of 826,097 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 322,276 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead other jurisdictions with a 24.0 percent share of NOIs or 198,451 notices followed by Baltimore City with 111,851 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through January 2015 include Baltimore County (106,666 notices or 12.9 percent), Montgomery County (87,672 notices or 10.6 percent), Anne Arundel County (67,040 notices or 8.1 percent), Harford County (33,298 notices or 4.0 percent), Charles County (32,528 notices or 3.9 percent), Frederick County (29,254 notices or 3.5 percent) and Howard County (25,111 notices or 3.0 percent). Together, these jurisdictions have received a total of 691,871 notices, accounting for 83.8 percent of all NOIs received to-date.

**Table 1**  
**Notices of Intent to Foreclose in Maryland**  
**Cumulative Number, April 2008 – January 2015**

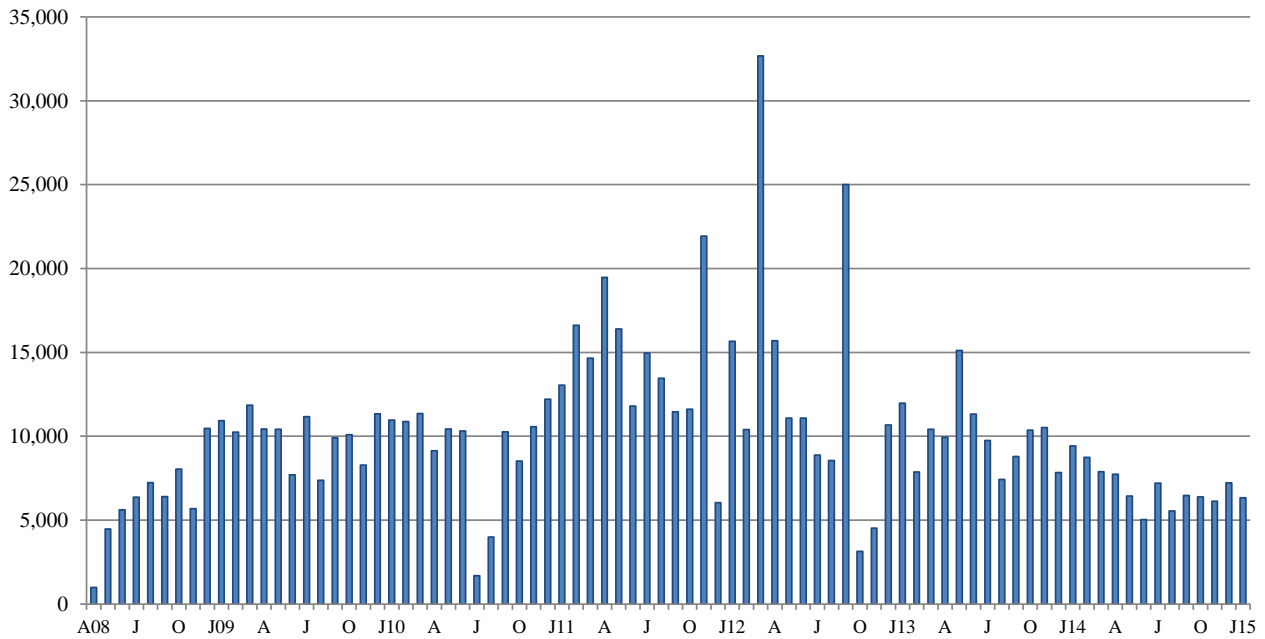
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,790	0.7%	2,460
Anne Arundel	67,040	8.1%	26,436
Baltimore	106,666	12.9%	41,426
Baltimore City	111,851	13.5%	42,347
Calvert	14,136	1.7%	5,492
Caroline	6,389	0.8%	2,431
Carroll	16,771	2.0%	6,542
Cecil	13,842	1.7%	5,549
Charles	32,528	3.9%	12,668
Dorchester	5,514	0.7%	2,144
Frederick	29,254	3.5%	11,786
Garrett	2,901	0.4%	1,207
Harford	33,298	4.0%	12,972
Howard	25,111	3.0%	9,826
Kent	2,984	0.4%	1,219
Montgomery	87,672	10.6%	35,217
Prince George's	198,451	24.0%	76,520
Queen Anne's	7,097	0.9%	2,858
Somerset	2,745	0.3%	1,029
St. Mary's	11,849	1.4%	4,519
Talbot	4,287	0.5%	1,780
Washington	18,924	2.3%	7,499
Wicomico	11,704	1.4%	4,631
Worcester	9,293	1.1%	3,718
<b>Total Apr 2008 - Jan 2015</b>	<b>826,097</b>	<b>100.0%</b>	<b>322,276</b>

*Source – DILR and DHCD, Office of Research, Policy and Legislative Affairs*

January NOIs declined 12.2 percent from the prior month to 6,343 – the lowest count for the month of January since 2008 (Chart 1). The ongoing fluctuations can be attributed mainly to servicers continuing to clean out prolonged backlog of delinquencies. Compared with year ago levels, NOIs fell 32.7 percent from January 2014. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,414 notices or 22.3 percent) followed by Baltimore City (901 notices or 14.2 percent), Baltimore County (873 notices or 13.8 percent), Anne Arundel County (544 notices or 8.6 percent) and Montgomery County (504 notices or 7.9 percent), Table 2. Together, these jurisdictions received a total of 4,236 notices or 66.8 percent of all NOIs issued for the month.

NOI notices dated in January fell in 15 Maryland jurisdictions from the prior month; decreased in eight but was unchanged in Somerset County. The largest declines were recorded in Queen Anne’s (30.3 percent), Talbot (24.4 percent), Carroll (20.8 percent) and Montgomery (20.6 percent) counties, respectively. The highest increase from the preceding month was 57.1 percent in Garrett County. Compared with a year ago, NOIs fell in all Maryland jurisdictions with the largest decreases in Talbot (54.7 percent), Queen Anne’s (46.5 percent), Montgomery (41.9 percent) and Cecil (40.0 percent) counties.

**Chart 1**  
**Notices of Intent to Foreclose in Maryland**  
**April 2008 – January 2015**



*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

**Table 2**  
**Notices of Intent to Foreclose in Maryland**  
**January 2015**

Jurisdiction	Number	% of Total	% Change From	
			Dec-14	Jan-14
Allegany	69	1.1%	-6.8%	-12.7%
Anne Arundel	544	8.6%	-16.6%	-32.8%
Baltimore	873	13.8%	-14.9%	-35.9%
Baltimore City	901	14.2%	-11.1%	-26.2%
Calvert	131	2.1%	8.3%	-33.8%
Caroline	56	0.9%	19.1%	-21.1%
Carroll	133	2.1%	-20.8%	-25.7%
Cecil	123	1.9%	-3.9%	-40.0%
Charles	275	4.3%	-16.4%	-24.2%
Dorchester	46	0.7%	-6.1%	-37.8%
Frederick	215	3.4%	-10.4%	-33.0%
Garrett	44	0.7%	57.1%	-2.2%
Harford	259	4.1%	-17.5%	-35.7%
Howard	199	3.1%	4.2%	-30.2%
Kent	24	0.4%	9.1%	-33.3%
Montgomery	504	7.9%	-20.6%	-41.9%
Prince George's	1,414	22.3%	-13.3%	-33.4%
Queen Anne's	46	0.7%	-30.3%	-46.5%
Somerset	19	0.3%	0.0%	-20.8%
St. Mary's	112	1.8%	10.9%	-25.3%
Talbot	34	0.5%	-24.4%	-54.7%
Washington	136	2.1%	-9.9%	-23.2%
Wicomico	108	1.7%	4.9%	-31.6%
Worcester	78	1.2%	8.3%	-32.2%
<b>Statewide</b>	<b>6,343</b>	<b>100.0%</b>	<b>-12.2%</b>	<b>-32.7%</b>

*Source: DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

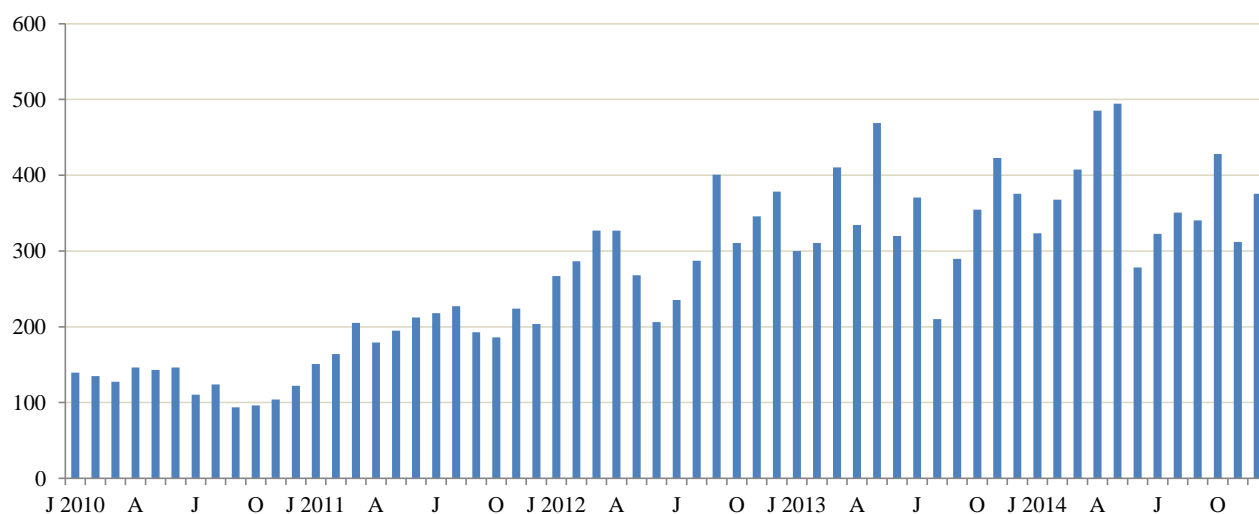
## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through January 2015 indicates that financial institutions/lenders in Maryland allowed an average of 230 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to January 2015 show that 92.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 8.0 percent allowed less than 100 days ranging from 32 to 99 days. On record, the highest average number of days past due was 495 days in May 2014 and the lowest average number of days recorded from last payment was 32 days in May 2008.

For notices issued in January 2015, financial institutions/lenders allowed an average of 298 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 20.6 percent or 77 days below the previous month (Chart 2). Compared with January 2014, the average days past due fell 7.7 percent or 25 days below year ago levels as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in January with the highest average days past due in Dorchester County (366 days) followed by Montgomery County (365 days), Prince George's County (354 days) and Howard County (325 days).

Compared with a year ago, the average number of days past due decreased in 15 Maryland jurisdictions, increased in eight and was unchanged in St. Mary's County. The highest increase was in Dorchester County (41.3) while the largest declines were in Queen Anne's County (63.0 percent) and Washington County (48.2 percent).

**Chart 2**  
**Average Number of Days Past Due**  
**January 2010 – January 2015**



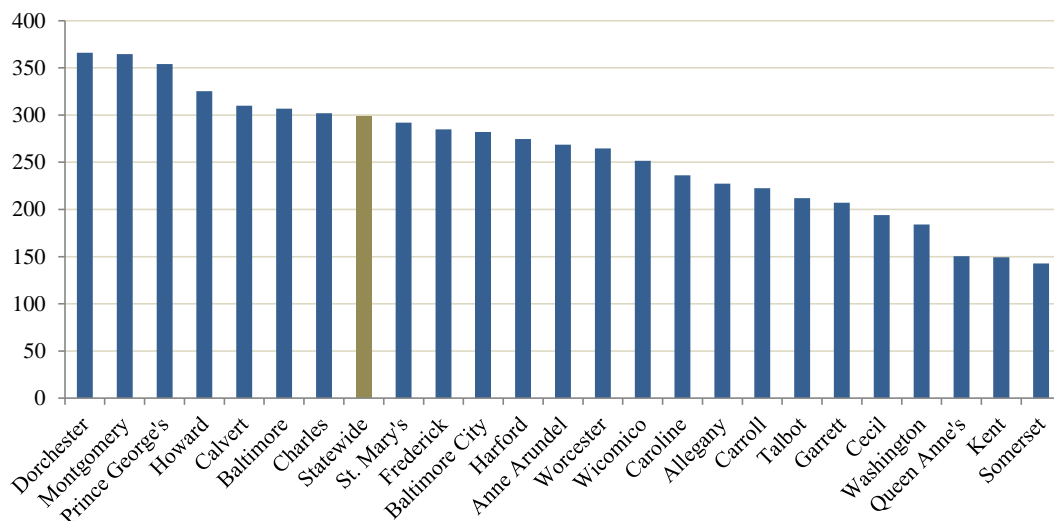
*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

**Table 3: Average Number of Days Past Due  
January 2015**

Jurisdiction	Days	% Change From	
		Dec-14	Jan-14
Allegany	227	113.1%	-27.0%
Anne Arundel	269	-15.9%	-14.6%
Baltimore	307	-16.6%	6.3%
Baltimore City	281	-26.1%	-24.2%
Calvert	310	-28.6%	22.1%
Caroline	236	56.3%	13.7%
Carroll	223	-38.0%	-8.9%
Cecil	194	-39.7%	-38.6%
Charles	302	-23.0%	-3.9%
Dorchester	366	7.2%	41.3%
Frederick	285	-28.9%	-21.8%
Garrett	207	-40.8%	-15.7%
Harford	275	-34.1%	-15.8%
Howard	325	-23.9%	4.9%
Kent	149	18.5%	-25.5%
Montgomery	365	-5.5%	2.0%
Prince George's	354	-19.2%	3.9%
Queen Anne's	151	-49.4%	-63.0%
Somerset	143	-47.2%	-17.4%
St. Mary's	292	-20.6%	0.0%
Talbot	212	-45.6%	-4.6%
Washington	184	-41.7%	-48.2%
Wicomico	252	-9.2%	11.0%
Worcester	265	-6.0%	-33.3%
<b>Statewide</b>	<b>298</b>	<b>-20.6%</b>	<b>-7.7%</b>

Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

**Chart 3: Average Number of Days Past Due  
January 2015**



Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs



## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,239 for notices received from April 2008 to January 2015 and \$7,745 for January 2015 alone – the lowest average amount past due since October 2011. The average owed in January 2015 fell 17.8 percent from the preceding month and was down 27.3 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 230 days, the monthly payment owed per homeowner totals \$1,512 for notices received from April 2008 through January 2015 and \$1,042 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 2015 show that the average amount owed exceeded \$10,000 only in Dorchester County with the other 23 jurisdictions posting lower amounts. The lowest average amount owed was \$4,793 in Washington County. Compared with a year ago, average amounts decreased in all Maryland jurisdictions with the exception of Dorchester, Garrett and Kent counties (Table 4).

**Table 4**  
**Average Amount Owed**  
**January 2015**

Jurisdiction	Amount	% Change From	
		Dec-14	Jan-14
Allegany	\$5,143	90.0%	-57.0%
Anne Arundel	\$8,417	-10.1%	-23.8%
Baltimore	\$7,453	-21.8%	-24.4%
Baltimore City	\$6,957	-26.4%	-42.5%
Calvert	\$7,905	-18.0%	-23.2%
Caroline	\$7,264	35.0%	-24.2%
Carroll	\$6,605	-31.8%	-34.1%
Cecil	\$5,137	-42.6%	-46.9%
Charles	\$8,305	-17.1%	-15.6%
Dorchester	\$10,706	55.2%	17.6%
Frederick	\$7,498	-28.9%	-24.8%
Garrett	\$5,641	-35.5%	9.2%
Harford	\$6,419	-31.1%	-40.4%
Howard	\$9,824	-9.5%	-4.4%
Kent	\$7,054	16.1%	14.6%
Montgomery	\$9,075	-7.7%	-17.7%
Prince George's	\$8,534	-11.5%	-20.3%
Queen Anne's	\$6,339	-9.2%	-34.9%
Somerset	\$5,487	-11.6%	-55.0%
St. Mary's	\$7,666	-14.9%	-13.9%
Talbot	\$8,164	-26.6%	-25.4%
Washington	\$4,793	-45.7%	-55.8%
Wicomico	\$6,892	-19.1%	-39.7%
Worcester	\$7,025	-13.9%	-41.7%
<b>Statewide</b>	<b>\$7,745</b>	<b>-17.8%</b>	<b>-27.3%</b>

*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

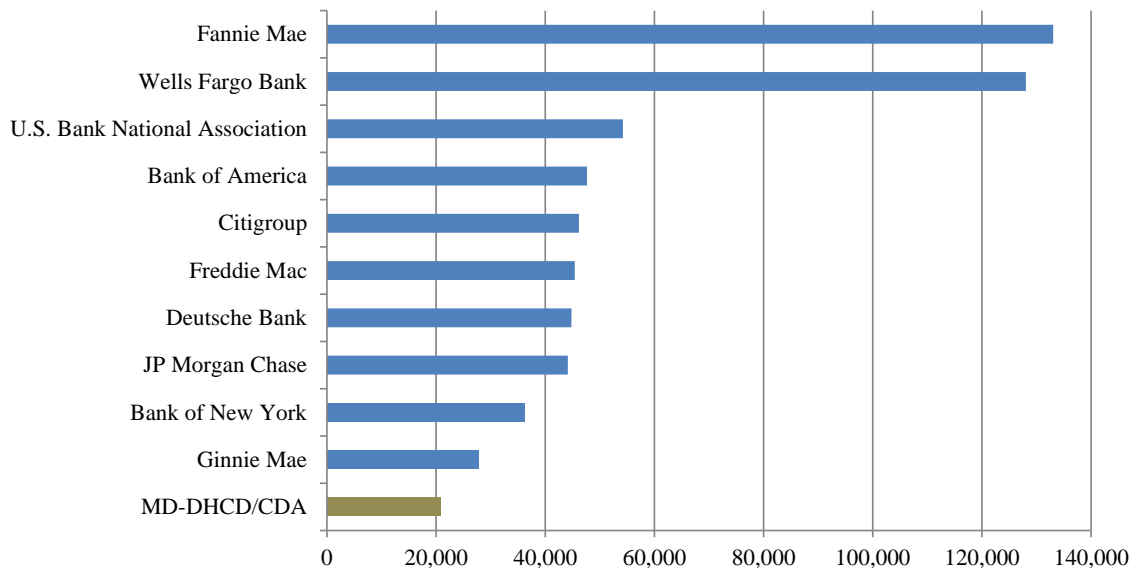
## SECURED PARTIES

Notices received from April 2008 to January 2015 indicate that there were 2,868 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 January 2015, Fannie Mae remained the largest secured party in Maryland with 133,067 notices or 16.1 percent among all secured parties with 1,000 notices or greater (Chart 4). Wells Fargo Bank stayed in second position with 128,080 notices or a 15.5 percent share followed by U.S. Bank National Association (54,239 notices or 6.6 percent); Bank of America (47,663 notices or 5.8 percent); Citigroup (46,178 notices or 5.6 percent); Freddie Mac (45,401 notices or 5.5 percent); Deutsche Bank (44,765 notices or 5.4 percent); JP Morgan Chase (44,138 notices or a 5.3 percent); Bank of New York (36,246 notices or 4.4 percent), Ginnie Mae (27,683 notices or 3.4 percent) and 20,746 notices or 2.5 percent issued by Maryland’s Department of Housing and Community Development/Credit Assurance Department (MD-DHCD/CDA). Together, these secured parties have 628,206 notices that are in default or 82.3 percent of the total (Table 5).

For notices dated January 2015, Fannie Mae led all secured parties statewide with 937 loans capturing 17.6 percent of the total followed by Freddie Mac (714 loans or 13.4 percent). Other secured parties with more than 500 loans in January include JP Morgan Chase (536 loans or 10.1 percent) and U.S. Bank National Association (527 loans or 9.9 percent), as shown in Table 6. For January notices, these secured parties captured a total of 2,714 loans or 51.0 percent of all loans in default for secured parties with more than 50 loans.

**Chart 4**  
**Secured Parties - 10,000 Plus NOI Notices**  
**April 2008 – January 2015**



*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

**Table 5**  
**Secured Parties - 1,000 Plus NOI Notices**  
**April 2008 - January 2015**

<b>Secured Party</b>	<b>Loans Secured*</b>	<b>% of Total</b>
Fannie Mae	133,067	16.1%
Wells Fargo Bank	128,080	15.5%
U.S. Bank National Association	54,239	6.6%
Bank of America	47,663	5.8%
Citigroup	46,178	5.6%
Freddie Mac	45,401	5.5%
Deutsche Bank	44,765	5.4%
JP Morgan Chase	44,138	5.3%
Bank of New York	36,246	4.4%
Ginnie Mae	27,683	3.4%
MD-DHCD/CDA	20,746	2.5%
HSBC Bank	18,601	2.3%
Nationstar Mortgage LLC	12,116	1.5%
Aurora Bank	9,564	1.2%
Wachovia Bank	8,508	1.0%
General Motors Acceptance Corporation	6,889	0.8%
BAC Home Loans Servicing	5,435	0.7%
LaSalle Bank	5,241	0.6%
PNC Bank	3,804	0.5%
Chase Manhattan Bank	3,684	0.4%
BEAR STEARNS	3,557	0.4%
BB&T Bank	3,442	0.4%
Countrywide Home Loans	3,330	0.4%
M&T Bank	3,120	0.4%
Capital One	2,674	0.3%
First Horizon Home Loans	2,511	0.3%
Mortgage Electric Registration System	2,480	0.3%
First Tennessee Bank	2,314	0.3%
SunTrust Bank	2,285	0.3%
MidFirst Bank	2,186	0.3%
Lehman Brothers	2,104	0.3%
Unknown	2,087	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,775	0.2%
Wilmington Trust	1,754	0.2%
Ocwen Loan Servicing	1,689	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Bayview Loan Servicing LLC	1,553	0.2%
Christiana Bank & Trust	1,445	0.2%
Massachusetts Mutual Life Insurance Company	1,390	0.2%
CIT Consumer Finance	1,373	0.2%
American Home Mortgage Servicing	1,371	0.2%
Washington Mutual	1,329	0.2%
SACO	1,322	0.2%
<b>Selected Secured Parties</b>	<b>762,907</b>	<b>100.0%</b>

*\*Total shown is more than Secured Parties listed*

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

**Table 6**  
**Secured Parties – 50 Plus Loans**  
**January 2015**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	937	17.6%
Freddie Mac	714	13.4%
JP Morgan Chase	536	10.1%
U.S. Bank National Association	527	9.9%
Ginnie Mae	454	8.5%
Bank of New York	420	7.9%
Wells Fargo Bank	349	6.6%
Bank of America	341	6.4%
Citigroup	310	5.8%
MD-DHCD/CDA	239	4.5%
Deutsche Bank	178	3.3%
Carrington	134	2.5%
Wilmington Trust	76	1.4%
HSBC Bank	61	1.1%
Caliber Home Loans	52	0.9%
<b><i>Selected Secured Parties</i></b>	<b><i>5,328</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 January 2015 indicate that there were 1,379 mortgage servicers that have issued delinquent notices to Maryland homeowners. Among mortgage servicers with 1,000 notices or greater; Bank of America retained its lead as the largest servicer with 156,006 mortgage default notices accounting for 19.6 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus NOI Notices  
April 2008 - January 2015**

<b>Mortgage Servicers</b>	<b>Loans Serviced*</b>	<b>% of Total</b>
Bank of America	156,006	19.6%
Wells Fargo Bank	142,259	17.9%
JP Morgan Chase	89,143	11.2%
Citigroup	71,408	9.0%
Nationstar Mortgage LLC	52,876	6.6%
America's Servicing Company	29,309	3.7%
American Home Mortgage Servicing	17,346	2.2%
Bogman Inc	16,126	2.0%
One West Bank	13,788	1.7%
Ocwen Loan Servicing	12,962	1.6%
General Motors Acceptance Corporation	12,962	1.6%
Litton Loan Servicing	11,437	1.4%
EMC Mortgage Corporation	11,354	1.4%
M&T Bank	10,894	1.4%
Washington Mutual	7,554	0.9%
Carrington Mortgage Services	7,090	0.9%
Aurora Bank	6,522	0.8%
Seterus Inc	6,514	0.8%
Wachovia Bank	6,002	0.8%
Select Portfolio Servicing	5,882	0.7%
PNC Bank	5,423	0.7%
Chase Manhattan Bank	5,187	0.7%
Capital One	4,690	0.6%
Green Tree Servicing LLC	4,283	0.5%
Countrywide Home Loans	4,246	0.5%
SunTrust Bank	4,066	0.5%
EverHome Mortgage Company	3,685	0.5%
Saxon Mortgage Services	3,345	0.4%
HSBC Bank	3,275	0.4%
Homeward Residential, Inc	3,266	0.4%
<b>Selected Servicers</b>	<b>759,446</b>	<b>100.0%</b>

*\*Total shown is more than Servicers listed*

*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

The second largest servicer was Wells Fargo Bank with 142,259 mortgage notices or 17.9 percent of loans in default followed by JP Morgan Chase (89,143 notices or 11.2 percent), Citigroup (71,408 notices or 9.0 percent), Nationstar Mortgage LLC (52,876 notices or 6.6 percent), America's Servicing Company (29,309 notices or 3.7 percent), American Home Mortgage Servicing (17,346 notices or 2.2 percent) and Bogman Inc (16,126 notices or 2.0 percent). Together, these servicers have 574,473 mortgage notices or a 75.6 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated January 2015, Nationstar Mortgage LLC led all servicers capturing the largest share of mortgages with 1,301 loans or a 21.1 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in January include JP Morgan Chase (1,012 mortgages or 16.4 percent), Bank of America (888 mortgages or 14.4 percent) and Citigroup (557 mortgages or 9.0 percent). In total, 3,758 mortgages or 68.0 percent of default mortgages were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in January 2015.

**Table 8**  
**Servicers - 50 Plus Loans**  
**January 2015**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>	<b>Avg. Days Past Due</b>
Nationstar Mortgage LLC	1,301	21.1%	223
JP Morgan Chase	1,012	16.4%	110
Bank of America	888	14.4%	188
Citigroup	557	9.0%	238
Wells Fargo Bank	303	4.9%	229
Carrington Mortgage Services	203	3.3%	101
Select Portfolio Servicing	202	3.3%	1,131
M&T Bank	201	3.3%	142
Caliber Home Loans	161	2.6%	208
Shellpoint Mortgage Servicing	154	2.5%	879
Bogman Inc	150	2.4%	86
Capital One	89	1.4%	146
Selene Finance	64	1.0%	980
Green Tree Servicing LLC	63	1.0%	591
Ocwen Loan Servicing	63	1.0%	384
BSI Financial Services Inc	59	1.0%	723
PNC Bank	53	0.9%	262
<b>Selected Servicers</b>	<b>6,166</b>	<b>100.0%</b>	<b>214</b>

*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

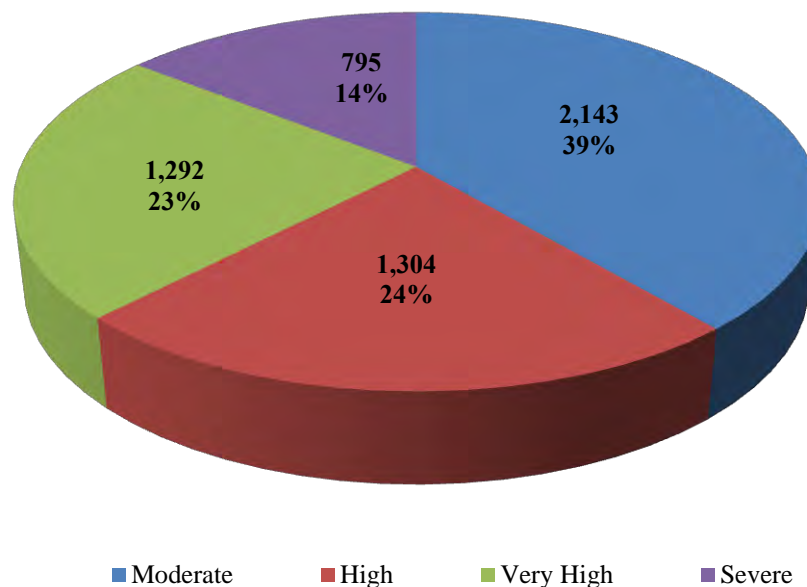
## NOI HOT SPOTS IN MARYLAND

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 2015, the State average NOI rate was 207 households per NOI received. Overall, a total of 5,534 NOIs, accounting for 87.0 percent of all notices received in January 2015, occurred in 158 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 2,143 notices in 86 communities, accounting for 39.0 percent of NOIs in all Hot Spots and 34.0 percent of all NOIs in January 2015 (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 1,304 notices in 33 communities, accounting for 24.0 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**  
**January 2015**



*Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs*

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 1,292 notices in 29 communities, representing 23.0 percent of NOIs in all Hot Spots and 20.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 795 notices in 10 communities, accounting for 14.0 percent of all NOI Hot Spots communities and 13.0 percent of notices received statewide in January 2015.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,386 notices or 25.0 percent of the total, followed by Baltimore City with 884 notices or 16.0 percent; Baltimore County with 814 notices or 14.7 percent; Anne Arundel County with 485 notices or 8.8 percent and Montgomery County with 398 notices or 7.2 percent of total Hot Spots. 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, Talbot and Somerset counties.

“Moderate” NOI Hot Spots made up 39.0 percent of total Hot Spots with 2,143 notices in 86 communities in January. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 398 notices followed by Baltimore County (334 notices) and Anne Arundel County (330 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Allegany, Calvert, Charles, Cecil, Kent, Queen Anne’s, St. Mary’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,304 notices or 24.0 percent of the total occurred in 33 communities within 14 jurisdictions. Baltimore County had the highest concentration with 313 notices in this category followed by Prince George’s County with 250 notices. Calvert, Caroline, Charles, Cecil, Dorchester, Garrett, Howard, St. Mary’s and Wicomico counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 23.0 percent of the total and received 1,292 notices in 29 communities within seven jurisdictions in January. The largest concentration was in Prince George’s County with 650 notices or 50.3 percent of the total followed by Baltimore City (360 notices or 27.9 percent share). These two jurisdictions received 1,010 notices in January capturing 78.2 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in the Bowie areas serving the 20716, 20720 and 20721 zip code designations. In Baltimore City, notices were mostly in Clifton and the Waverly neighborhoods serving the 21213 and 21218 zip code areas, respectively.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County (365 notices or 45.9 percent) and Baltimore City (235 notices or 29.6 percent) of all severe Hot Spots notices in January. In Prince George’s County, notices were primarily in Capitol Heights (20743 zip code), Temple Hills (20748) and Upper Marlboro (20772 zip code). In the City, notices were clustered predominantly in Carroll and the Raspeburg neighborhoods serving areas within the 21229 and 21206 zip code areas.



**Table 9**  
**Notices of Intent to Foreclose in Maryland Hot Spots**  
**January 2015**

<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	48	0	0	0	48	0.9%
Anne Arundel	330	144	11	0	485	8.8%
Baltimore	334	313	92	75	814	14.7%
Baltimore City	87	202	360	235	884	16.0%
Calvert	37	12	0	59	108	2.0%
Caroline	0	15	28	0	43	0.8%
Carroll	97	0	0	0	97	1.8%
Cecil	45	40	0	0	85	1.5%
Charles	23	46	119	61	249	4.5%
Dorchester	0	37	0	0	37	0.7%
Frederick	152	0	0	0	152	2.7%
Garrett	0	22	0	0	22	0.4%
Harford	87	135	0	0	222	4.0%
Howard	130	35	0	0	165	3.0%
Kent	11	0	0	0	11	0.2%
Montgomery	398	0	0	0	398	7.2%
Prince George's	121	250	650	365	1,386	25.0%
Queen Anne's	13	0	0	0	13	0.2%
Somerset	0	0	0	0	0	0.0%
St. Mary's	31	42	0	0	73	1.3%
Talbot	22	0	0	0	22	0.4%
Washington	91	0	0	0	91	1.6%
Wicomico	60	11	0	0	71	1.3%
Worcester	26	0	32	0	58	1.0%
<b>Statewide</b>	<b>2,143</b>	<b>1,304</b>	<b>1,292</b>	<b>795</b>	<b>5,534</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>39.0%</b>	<b>24.0%</b>	<b>23.0%</b>	<b>14.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>34.0%</b>	<b>21.0%</b>	<b>20.0%</b>	<b>13.0%</b>	<b>87.0%</b>	

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

**Exhibit 1: Notice of Intent to Foreclose  
Hot Spots in Maryland – January 2015**

