

NOTICES OF INTENT TO FORECLOSE IN MARYLAND JULY 2013 REPORT



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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 July 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 690,686 NOIs issued to homeowners statewide have been received by DLLR through July 2013 (Table 1). While 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 168,076 notices followed by Baltimore City with 92,863 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through July 2013 include Baltimore County (87,887 notices or 12.7 percent), Montgomery County (75,663 notices or 11.0 percent), Anne Arundel County (55,607 notices or 8.1 percent), Harford County (27,576 notices or 4.0 percent), Charles County (26,795 notices or 3.9 percent), Frederick County (24,759 notices or 3.6 percent) and Howard County (21,243 notices or 3.1 percent). Together, these jurisdictions have received a total of 580,469 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 – July 2013

Jurisdiction	Number	% of Total
Allegany	4,581	0.7%
Anne Arundel	55,607	8.1%
Baltimore	87,887	12.7%
Baltimore City	92,863	13.4%
Calvert	11,584	1.7%
Caroline	5,221	0.8%
Carroll	13,918	2.0%
Cecil	11,162	1.6%
Charles	26,795	3.9%
Dorchester	4,509	0.7%
Frederick	24,759	3.6%
Garrett	2,305	0.3%
Harford	27,576	4.0%
Howard	21,243	3.1%
Kent	2,410	0.3%
Montgomery	75,663	11.0%
Prince George's	168,076	24.3%
Queen Anne's	5,766	0.8%
Somerset	2,264	0.3%
St. Mary's	9,805	1.4%
Talbot	3,398	0.5%
Washington	15,828	2.3%
Wicomico	9,592	1.4%
Worcester	7,874	1.1%
Statewide	690,686	100.0%

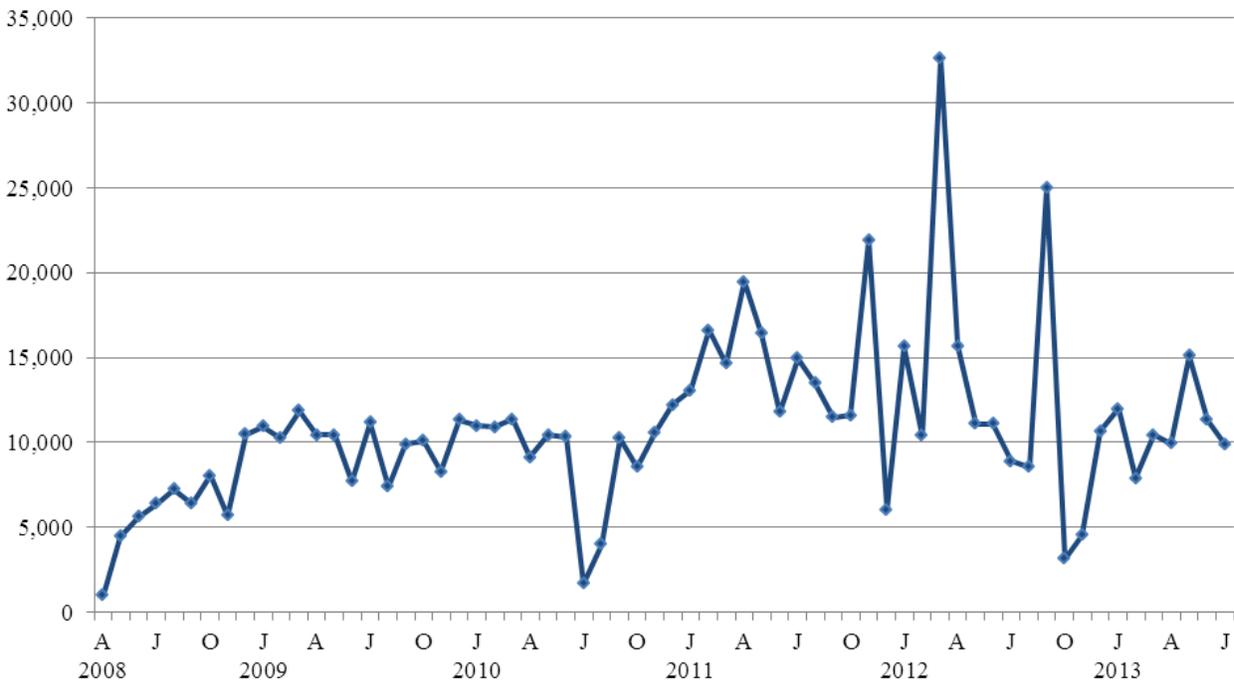
Source – DLLR and DHCD, Office of Research

July NOIs fell by 12.5 percent from 11,316 in the prior month to 9,904 notices (Chart 1) primarily due to a 45.0 percent decline in NOIs submissions by one major servicer this month. On an annual basis, NOIs increased by 11.6 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,236 notices or 22.6 percent) followed by Baltimore City (1,410 notices or 14.2 percent), Baltimore County (1,310 notices or 13.2 percent), Montgomery County (916 notices or 9.2 percent) and Anne Arundel County (828 notices or 8.4 percent) as shown in Table 2. Together, these jurisdictions received a total of 6,700 notices or 67.6 percent of all NOIs issued for the month.

NOIs declined in 15 Maryland jurisdictions from the prior month but increased in the other nine. The largest decreases were in Harford County (26.4 percent), Washington County (21.7 percent), Calvert County (21.3 percent) and Charles County (20.9 percent) while significant increases were recorded in Caroline County (53.4 percent) and Somerset County (36.4 percent).

Compared with a year ago, NOIs increased in 19 Maryland jurisdictions, fell in four and remained unchanged in Worcester County. The largest increases were in Somerset County (45.2 percent), Queen Anne’s County (39.2 percent), Caroline County (34.8 percent), St. Mary’s County (33.3 percent), Allegany County (32.4 percent) and Talbot County (31.6 percent).

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



Source – DLLR and DHCD, Office of Research

Table 2
Notices of Intent to Foreclose in Maryland
July 2013

Jurisdiction	Number	% of Total	% Change From	
			Jun-13	Jul-12
Allegany	94	0.9%	9.3%	32.4%
Anne Arundel	828	8.4%	-4.7%	21.6%
Baltimore	1,310	13.2%	-19.4%	6.9%
Baltimore City	1,410	14.2%	-8.1%	20.4%
Calvert	166	1.7%	-21.3%	1.8%
Caroline	89	0.9%	53.4%	34.8%
Carroll	184	1.9%	-19.3%	-8.5%
Cecil	198	2.0%	-8.8%	15.1%
Charles	420	4.2%	-20.9%	30.4%
Dorchester	99	1.0%	19.3%	19.3%
Frederick	316	3.2%	-16.6%	0.3%
Garrett	46	0.5%	9.5%	-2.1%
Harford	368	3.7%	-26.4%	-5.4%
Howard	280	2.8%	-6.7%	15.7%
Kent	46	0.5%	-2.1%	12.2%
Montgomery	916	9.2%	-8.4%	-3.6%
Prince George's	2,236	22.6%	-17.1%	12.9%
Queen Anne's	110	1.1%	0.9%	39.2%
Somerset	45	0.5%	36.4%	45.2%
St. Mary's	168	1.7%	0.6%	33.3%
Talbot	75	0.8%	13.6%	31.6%
Washington	227	2.3%	-21.7%	5.6%
Wicomico	163	1.6%	9.4%	20.7%
Worcester	110	1.1%	18.3%	0.0%
Statewide	9,904	100.0%	-12.5%	11.6%

Source – DLLR and DHCD, Office of Research

AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through July 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 July 2013 show that 90.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 10.0 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 July 2013, financial institutions/lenders allowed an average of 369 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 21.3 percent or 100 days less from the previous month (Chart 2). Compared with July 2012, the average days past due grew by 56.8 percent or 134 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in July. The highest average days past due were recorded in Somerset County (471 days) followed by Montgomery County (431 days), Caroline County (418 days), Baltimore City (415 days) and Howard County (409 days).

Compared with a year ago, the average number of days past due increased in all jurisdictions in Maryland with substantial increases in Somerset County (156.0 percent), Worcester County (114.0 percent), Allegany County (99.9 percent), Howard County (90.5 percent) and Baltimore City (90.0 percent).

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



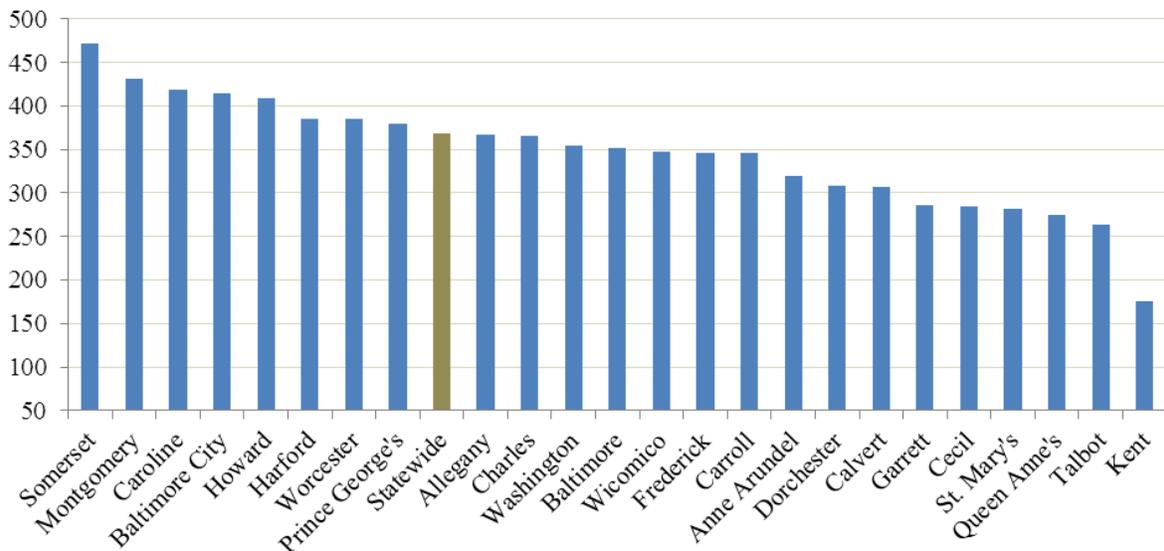
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Jun-13	Jul-12
Allegany	367	18.1%	99.9%
Anne Arundel	320	2.6%	41.8%
Baltimore	352	24.1%	49.5%
Baltimore City	415	17.2%	90.0%
Calvert	307	-9.7%	46.3%
Caroline	418	79.5%	67.9%
Carroll	346	25.6%	34.5%
Cecil	284	-1.2%	28.8%
Charles	365	40.1%	78.7%
Dorchester	309	14.3%	77.4%
Frederick	347	14.8%	61.0%
Garrett	286	14.4%	46.7%
Harford	385	31.3%	25.7%
Howard	409	45.4%	90.5%
Kent	176	-51.4%	86.4%
Montgomery	431	30.8%	66.9%
Prince George's	380	0.0%	45.3%
Queen Anne's	274	42.4%	45.8%
Somerset	471	39.9%	156.0%
St. Mary's	282	-9.2%	38.7%
Talbot	264	10.3%	52.5%
Washington	354	11.2%	50.1%
Wicomico	348	36.8%	79.9%
Worcester	385	29.3%	114.0%
Statewide	369	-21.3%	56.8%

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,250 for notices past due received from April 2008 to July 2013 and \$14,858 for July 2013 alone. The average owed in July 2013 fell by 2.1 percent from June but increased by 47.4 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 \$1,797 for notices received from April 2008 through July 2013 and \$2,374 for July alone. The total average monthly amount owed on notices June or June not include late fees that have accumulated due to non-payment/defaults.

Notices received for July 2013 shows that the average amount owed exceeded \$10,000 in all Maryland jurisdictions with the exception of Kent County (\$8,156). The highest amounts were in Worcester County (\$17,470) followed by Montgomery County (\$17,379), Howard County (\$17,327), Somerset County (16,634), Caroline County (\$16,476) and Prince George's County (\$16,021). Compared with a year ago, average amounts increased in all Maryland jurisdictions with the highest increases in Wicomico County (134.6 percent) and Somerset County (101.7 percent), Table 4.

Table 4
Average Amount Owed
July 2013

Jurisdiction	Amount	% Change From	
		Jun-13	Jul-12
Allegany	\$10,598	21.6%	63.4%
Anne Arundel	\$14,207	-11.2%	33.7%
Baltimore	\$13,940	-9.4%	52.4%
Baltimore City	\$13,499	-0.6%	56.4%
Calvert	\$13,514	-22.7%	27.3%
Caroline	\$16,476	56.5%	61.0%
Carroll	\$14,590	-2.4%	26.3%
Cecil	\$14,876	-18.4%	85.0%
Charles	\$14,942	-11.6%	42.5%
Dorchester	\$12,306	-20.3%	21.3%
Frederick	\$15,178	5.0%	39.0%
Garrett	\$10,767	-19.0%	12.0%
Harford	\$14,585	-9.0%	17.8%
Howard	\$17,327	22.6%	79.6%
Kent	\$8,156	-47.6%	26.4%
Montgomery	\$17,379	22.4%	34.6%
Prince George's	\$16,021	2.0%	57.5%
Queen Anne's	\$13,345	-11.6%	58.9%
Somerset	\$16,634	11.5%	101.7%
St. Mary's	\$12,944	-25.6%	37.6%
Talbot	\$14,910	-7.0%	94.6%
Washington	\$14,166	-4.6%	59.6%
Wicomico	\$15,274	9.1%	134.6%
Worcester	\$17,470	14.5%	56.9%
Statewide	\$14,858	-2.1%	47.4%

Source – DLLR and DHCD, Office of Research

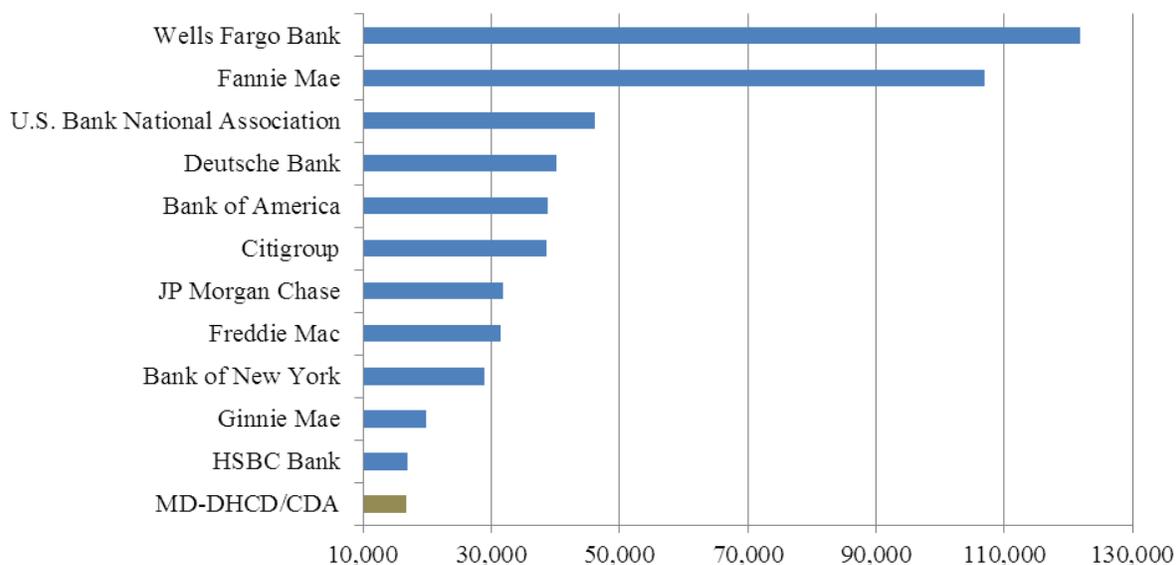
SECURED PARTIES

Notices received from April 2008 to July 2013 indicate that there were 2,447 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 July 2013, Wells Fargo Bank continued to be the largest secured party in Maryland with 121,826 loans or 17.6 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 106,865 loans or a 15.5 percent share followed by U.S. Bank National Association (46,215 loans or 6.7 percent); Deutsche Bank (40,265 loans or 5.8 percent); Bank of America (38,897 loans or 5.6 percent); Citigroup (38,712 loans or 5.6 percent); JP Morgan Chase (31,861 loans or a 4.6 percent); Freddie Mac (31,448 loans or 4.5 percent) and Bank of New York (29,020 loans or 4.2 percent). Together, these secured parties have 485,109 loans that are in default or 76.1 percent of the total (Table 5).

For notices dated July 2013, the Fannie Mae led all secured parties statewide with 1,574 loans capturing 16.3 percent of the total followed by Bank of America with 1,382 loans or 14.3 percent (Table 6). Other secured parties with more than 500 loans in July include JP Morgan Chase (1,210 loans or 12.5 percent), Freddie Mac (1,066 loans or 11.1 percent), U.S. Bank National Association (603 loans or 6.3 percent), Nationstar Mortgage LLC (582 loans or 6.0 percent), and Wells Fargo Bank (548 loans or 5.7 percent). For July 2013 notices, these secured parties have a total of 6,965 loans or 77.0 percent of all loans in default for secured parties with more than 50 loans.

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



Source – DLLR and DHCD, Office of Research

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

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	121,826	17.6%
Fannie Mae	106,865	15.5%
U.S. Bank National Association	46,215	6.7%
Deutsche Bank	40,265	5.8%
Bank of America	38,897	5.6%
Citigroup	38,712	5.6%
JP Morgan Chase	31,861	4.6%
Freddie Mac	31,448	4.5%
Bank of New York	29,020	4.2%
Ginnie Mae	19,904	2.9%
HSBC Bank	16,922	2.4%
MD-DHCD/CDA	16,747	2.4%
Aurora Bank	9,567	1.4%
Wachovia Bank	8,515	1.2%
Nationstar Mortgage LLC	7,917	1.1%
General Motors Acceptance Corporation	6,853	1.0%
BAC Home Loans Servicing	5,421	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	3,097	0.4%
BB&T Bank	2,993	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,386	0.3%
First Tennessee Bank	2,221	0.3%
First Horizon Home Loans	2,218	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
SunTrust Bank	2,074	0.3%
Capital One	2,021	0.3%
MidFirst Bank	1,875	0.3%
American Home Mortgage Asset Trust	1,858	0.3%
EMC Mortgage Corporation	1,763	0.3%
ARSI - Argent Securities Inc	1,601	0.3%
American Home Mortgage Servicing	1,370	0.2%
Washington Mutual	1,323	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,312	0.2%
BSMF	1,237	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,129	0.2%
CIT Consumer Finance	1,118	0.2%
Soundview Home Loan Trust	1,112	0.2%
<i>Selected Secured Parties</i>	<i>639,792</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

Table 6
Secured Parties – 50 Plus Loans
July 2013

Secured Party	Loans Secured	% of Total
Fannie Mae	1,574	16.3%
Bank of America	1,382	14.3%
JP Morgan Chase	1,210	12.5%
Freddie Mac	1,066	11.1%
U.S. Bank National Association	603	6.3%
Nationstar Mortgage LLC	582	6.0%
Wells Fargo Bank	548	5.7%
Bank of New York	490	5.1%
Ginnie Mae	447	4.6%
Deutsche Bank	421	4.4%
MD-DHCD/CDA	264	2.7%
HSBC Bank	135	1.4%
Wilmington Trust	113	1.2%
Bayview Loan Servicing	87	0.9%
PNC Bank	62	0.6%
Citigroup	57	0.6%
<i>Selected Secured Parties</i>	<i>9,041</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers 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 July 2013 indicate that there were 1,146 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Wells Fargo Bank had the largest volume of loans with 137,007 mortgages accounting for 20.8 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Wells Fargo Bank	137,007	20.8%
Bank of America	135,936	20.6%
JP Morgan Chase	63,732	9.7%
Citigroup	53,814	8.2%
Nationstar Mortgage LLC	30,441	4.6%
America's Servicing Company	28,979	4.4%
American Home Mortgage Servicing	17,339	2.6%
Bogman Inc	13,999	2.1%
General Motors Acceptance Corporation	12,960	2.0%
One West Bank	12,782	1.9%
Litton Loan Servicing	11,423	1.7%
EMC Mortgage Corporation	11,353	1.7%
Ocwen Loan Servicing	7,855	1.2%
Washington Mutual	7,554	1.1%
Aurora Bank	6,525	1.0%
M&T Bank	6,449	1.0%
Wachovia Bank	6,004	0.9%
Chase Manhattan Bank	5,202	0.8%
Carrington Mortgage Services	5,105	0.8%
PNC Bank	4,438	0.7%
Countrywide Home Loans	4,253	0.6%
SunTrust Bank	3,701	0.6%
Seterus Inc	3,471	0.5%
Saxon Mortgage Services	3,357	0.5%
Homeward Residential, Inc	3,265	0.5%
Capital One	3,235	0.5%
HSBC Bank	3,056	0.5%
Select Portfolio Servicing	2,757	0.4%
EverHome Mortgage Company	2,576	0.4%
Selected Servicers	618,340	100.0%

Source – DLLR and DHCD, Office of Research

The second largest servicer was Bank of America with 135,936 mortgages or 20.6 percent of loans in default followed by JP Morgan Chase (63,732 mortgages or 9.7 percent), Citigroup (53,814 mortgages or 8.2 percent), Nationstar Mortgage LLC (30,441 mortgages or 4.6 percent), America's Servicing Company (28,979 mortgages or 4.4 percent), American Home Mortgage Servicing (17,339 mortgages or 2.6 percent), Bogman Inc (13,999 mortgages or 2.1 percent), General Motors Acceptance Corporation (12,960 loans or 2.0 percent), One West Bank (12,782 mortgages 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 529,765 loans or an 84.5 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated July 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 2,675 loans or a 27.5 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in July include Bank of America (2,557 mortgages or 26.3 percent), Nationstar Mortgage LLC (1,165 mortgages or 12.0 percent) and Wells Fargo Bank (614 mortgages or 6.3 percent). In total, 9,139 mortgages or 93.9 percent in default were processed by four lenders among servicers with mortgage inventory of more than 50 loans statewide in July 2013.

Table 8
Servicers - 50 Plus Loans
July 2013

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	2,675	27.5%	317
Bank of America	2,557	26.3%	376
Nationstar Mortgage LLC	1,165	12.0%	450
Wells Fargo Bank	614	6.3%	245
One West Bank	375	3.9%	297
Carrington Mortgage Services	308	3.2%	860
Everhome Mortgage	290	3.0%	737
Ocwen Loan Servicing	273	2.8%	358
M&T Bank	190	2.0%	105
Bogman Inc	130	1.3%	83
PNC Bank	123	1.3%	421
Capital One	96	1.0%	102
Bayview Loan Servicing	90	0.9%	251
Green Tree Servicing LLC	69	0.7%	268
Select Portfolio Servicing	69	0.7%	1,010
SunTrust Bank	62	0.6%	525
PennyMac Loan Services	53	0.5%	886
Selected Servicers	9,041	100.0%	378

Source – DLLR and DHCD, Office of Research

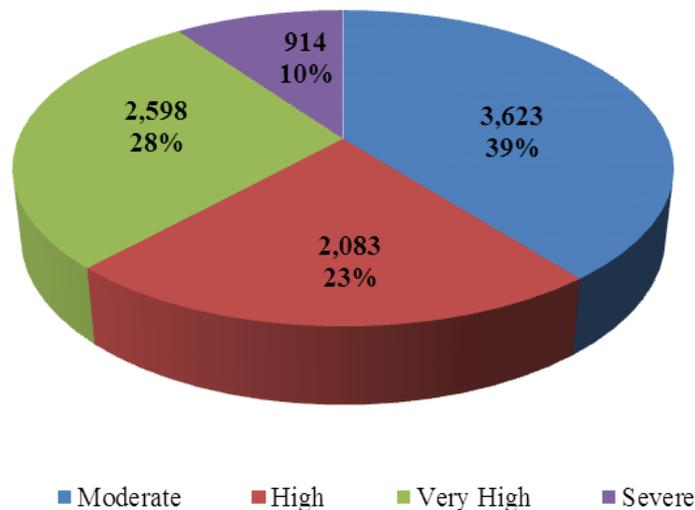
NOI HOT SPOTS IN MARYLAND

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 July 2013, the State average NOI rate was 140 households per NOI received. Overall, a total of 9,218 NOIs, accounting for 93.0 percent of all notices received in July 2013, occurred in 204 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 3,623 notices in 107 communities, accounting for 39.0 percent of NOIs in all Hot Spots and 37.0 percent of all NOIs in July 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 2,083 notices in 51 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
July 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 2,598 notices in 34 communities, representing 28.0 percent of NOIs in all Hot Spots and 26.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 914 notices in 12 communities, accounting for 10.0 percent of all NOI Hot Spots communities, and 9.0 percent of notices received statewide in July 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,205 notices or 23.9 percent of the total, followed by Baltimore City with 1,402 notices or 15.2 percent; Baltimore County with 1,255 notices or 13.6 percent; Montgomery County with 880 notices or a 9.5 percent share and Anne Arundel County with 805 notices or 8.7 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in four jurisdictions including Garrett, Kent, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 39.0 percent of total Hot Spots with 3,623 notices in 107 communities in July. The highest concentration of moderate NOI Hot Spots were in Montgomery County (760 notices) followed by Anne Arundel County (589 notices) and Baltimore County (560 notices). The lowest concentration of moderate Hot Spots occurred in eight jurisdictions including Caroline, Charles, Garrett, Kent, Queen Anne’s, St. Mary’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,083 notices or 23.0 percent of the total occurred in 51 communities within 18 jurisdictions. Prince George’s County had the highest concentration with 517 notices in this category followed by Baltimore County (349 notices) and Baltimore City (260 notices). Caroline, Cecil, Dorchester, Frederick, Howard, Queen Anne’s, Somerset, Wicomico and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 28.0 percent of the total and received 2,598 notices in 34 communities within 11 jurisdictions in July. The largest concentration was in Baltimore City with 965 notices or 37.1 percent of the total followed by Prince George’s County with 935 notices or 36.0 percent share). These two jurisdictions received 1,900 notices in July capturing 73.1 percent of the “very high” cluster of notices in this category. In Baltimore City, notices were received mainly within these zip codes in Arlington (21215), Carroll (21229) and Raspeburg (21206). In Prince George’s County, notices were received largely in Clinton (20735), Temple Hills (20748) and Upper Marlboro (20772).

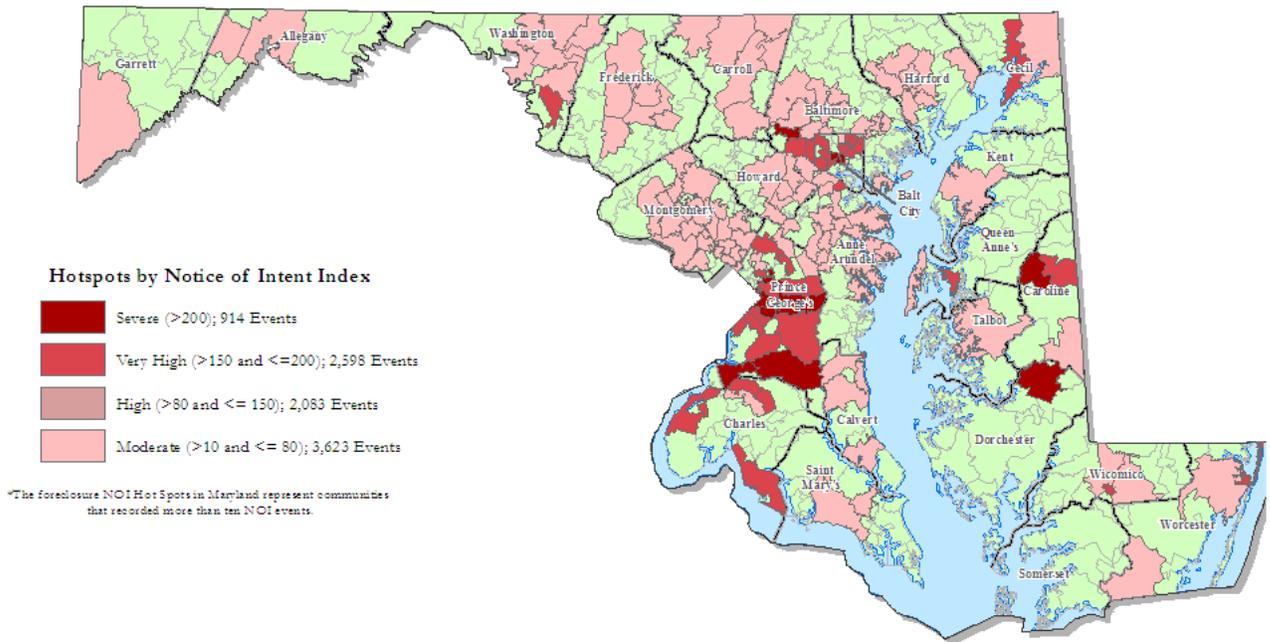
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County with 653 notices or 71.4 percent of all severe Hot Spots notices in July. Notices in the County were concentrated primarily in Capitol Heights (20743 zip code), District Heights (20747 zip code) and Upper Marlboro (20774 zip code).

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	70	0	0	0	70	0.8%
Anne Arundel	589	125	91	0	805	8.7%
Baltimore	560	349	230	116	1,255	13.6%
Baltimore City	74	260	965	103	1,402	15.2%
Calvert	70	81	0	0	151	1.6%
Caroline	12	38	16	16	82	0.9%
Carroll	164	0	0	0	164	1.8%
Cecil	85	23	50	0	158	1.7%
Charles	19	135	217	0	371	4.0%
Dorchester	0	48	0	26	74	0.8%
Frederick	234	24	0	0	258	2.8%
Garrett	16	0	0	0	16	0.2%
Harford	213	119	0	0	332	3.6%
Howard	226	16	0	0	242	2.6%
Kent	21	0	0	0	21	0.2%
Montgomery	760	120	0	0	880	9.5%
Prince George's	100	517	935	653	2,205	23.9%
Queen Anne's	30	49	20	0	99	1.1%
Somerset	0	33	0	0	33	0.4%
St. Mary's	25	109	0	0	134	1.5%
Talbot	41	0	0	0	41	0.4%
Washington	181	0	13	0	194	2.1%
Wicomico	89	26	15	0	130	1.4%
Worcester	44	11	46	0	101	1.1%
Statewide	3,623	2,083	2,598	914	9,218	100.0%
Hot Spots Share	39.0%	23.0%	28.0%	10.0%	100.0%	
Share of NOI	37.0%	21.0%	26.0%	9.0%	93.0%	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 8/21/2013