

NOTICES OF INTENT TO FORECLOSE IN MARYLAND JUNE 2013 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), more than 680,000 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 June 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 680,755 NOIs issued to homeowners statewide have been received by DLLR through June 2013 (Table 1). While 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 165,828 notices followed by Baltimore City with 91,449 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through June 2013 include Baltimore County (86,575 notices or 12.7 percent), Montgomery County (74,747 notices or 11.0 percent), Anne Arundel County (54,778 notices or 8.0 percent), Harford County (27,206 notices or 4.0 percent), Charles County (26,374 notices or 3.9 percent), Frederick County (24,441 notices or 3.6 percent) and Howard County (20,963 notices or 3.1 percent). Together, these jurisdictions have received a total of 572,361 notices, accounting for 84.1 percent of all NOIs received to-date.

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

Jurisdiction	Number	% of Total
Allegany	4,487	0.7%
Anne Arundel	54,778	8.0%
Baltimore	86,575	12.7%
Baltimore City	91,449	13.4%
Calvert	11,418	1.7%
Caroline	5,132	0.8%
Carroll	13,734	2.0%
Cecil	10,964	1.6%
Charles	26,374	3.9%
Dorchester	4,410	0.6%
Frederick	24,441	3.6%
Garrett	2,259	0.3%
Harford	27,206	4.0%
Howard	20,963	3.1%
Kent	2,364	0.3%
Montgomery	74,747	11.0%
Prince George's	165,828	24.4%
Queen Anne's	5,656	0.8%
Somerset	2,219	0.3%
St. Mary's	9,637	1.4%
Talbot	3,322	0.5%
Washington	15,600	2.3%
Wicomico	9,429	1.4%
Worcester	7,763	1.1%
Statewide	680,755	100.0%

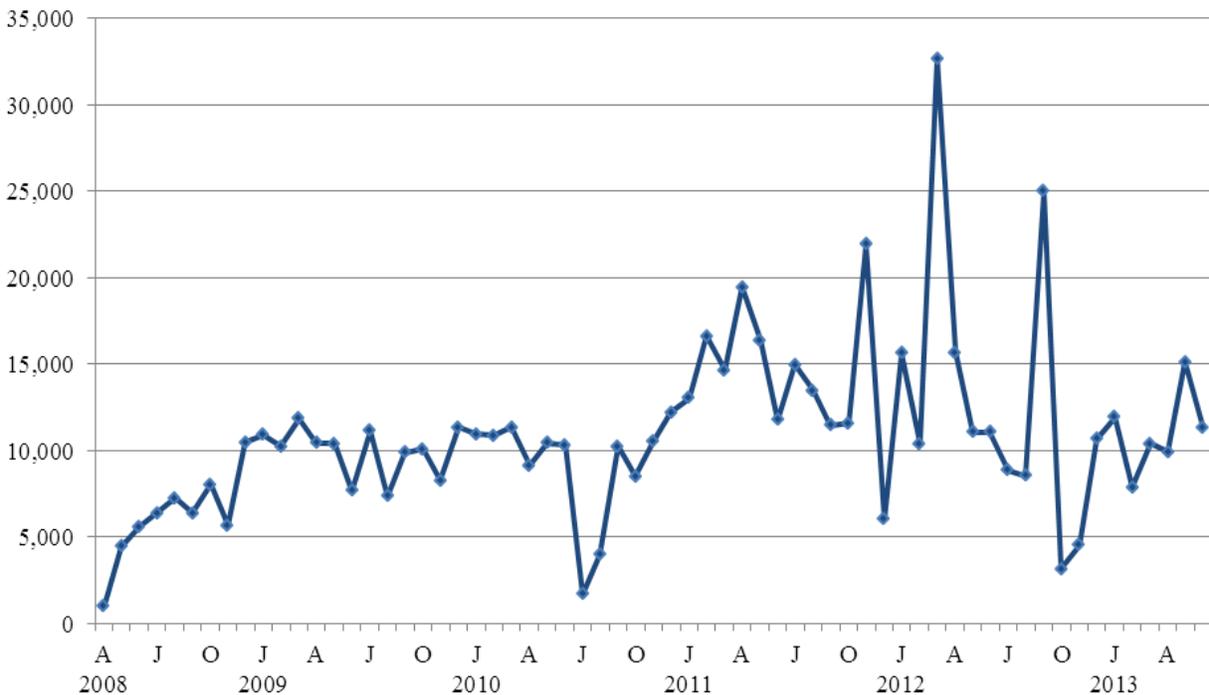
Source – DLLR and DHCD, Office of Research

June NOIs fell by 25.2 percent from 15,113 in the prior month to 11,300 notices (Chart 1) due largely to a 40.1 percent decline in NOIs submissions by one major servicer this month. On an annual basis, NOIs increased modestly by 1.9 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,691 notices or 23.8 percent) followed by Baltimore County (1,624 notices or 14.4 percent), Baltimore City (1,532 notices or 13.6 percent), Montgomery County (1,000 notices or 8.8 percent), Anne Arundel County (869 notices or 7.7 percent) and Charles County (531 notices or 4.7 percent) as shown in Table 2. Together, these jurisdictions received a total of 8,247 notices or 73.0 percent of all NOIs issued for the month.

NOI in June in declined in all Maryland jurisdictions from the prior month with the exception of Garrett and Kent Counties. The largest decreases were in Caroline County (49.6 percent), Worcester County (42.5 percent), Montgomery County (37.1 percent), Howard County (36.8 percent), Anne Arundel County (30.6 percent) and Prince George’s County (30.4 percent).

Compared with a year ago, NOIs increased 15 Maryland jurisdictions but fell in the other nine. The largest increases were in Charles County (24.9 percent) and Dorchester County (22.1 percent) and the biggest decline was by 43.1 percent in Caroline County.

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



Source – DLLR and DHCD, Office of Research

Table 2
Notices of Intent to Foreclose in Maryland
June 2013

Jurisdiction	Number	% of Total	% Change From	
			May-13	Jun-12
Allegany	86	0.8%	-11.3%	13.2%
Anne Arundel	869	7.7%	-30.6%	-4.0%
Baltimore	1,624	14.4%	-14.1%	5.8%
Baltimore City	1,532	13.6%	-22.9%	0.9%
Calvert	211	1.9%	-22.4%	11.1%
Caroline	58	0.5%	-49.6%	-43.1%
Carroll	228	2.0%	-12.6%	1.8%
Cecil	217	1.9%	-8.4%	4.8%
Charles	531	4.7%	-18.8%	24.9%
Dorchester	83	0.7%	-21.7%	22.1%
Frederick	378	3.3%	-23.8%	-4.8%
Garrett	42	0.4%	27.3%	-2.3%
Harford	498	4.4%	-18.4%	8.0%
Howard	300	2.7%	-36.8%	-9.9%
Kent	47	0.4%	2.2%	11.9%
Montgomery	1,000	8.8%	-37.1%	-12.0%
Prince George's	2,691	23.8%	-30.4%	5.0%
Queen Anne's	109	1.0%	-16.2%	3.8%
Somerset	33	0.3%	-19.5%	-8.3%
St. Mary's	167	1.5%	-29.8%	9.9%
Talbot	65	0.6%	-12.2%	14.0%
Washington	290	2.6%	-6.5%	14.2%
Wicomico	149	1.3%	-13.9%	-2.0%
Worcester	92	0.8%	-42.5%	-14.0%
Statewide	11,300	100.0%	-25.2%	1.9%

Source – DLLR and DHCD, Office of Research

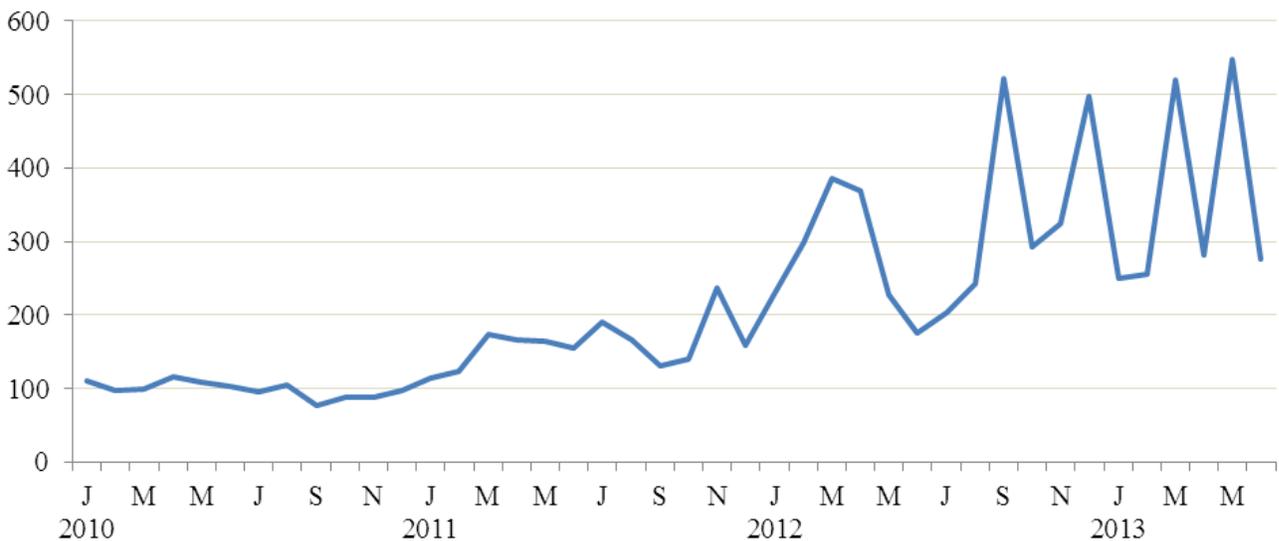
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through June 2013 showed that financial institutions/lenders in Maryland allowed an average of 171 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to June 2013 show that 63.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 37.0 percent allowed less than 100 days ranging from 26 to 99 days. On record, the highest average number of days past due was 547 days in May 2013 and the lowest average number of days recorded from last payment was 26 days in May 2008.

For notices issued in June 2013, financial institutions/lenders allowed an average of 277 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 49.4 percent or 271 days less from the previous month (Chart 2). Compared with June 2012, the average days past due grew by 58.0 percent or 175 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in June. The highest average days past due were recorded in Kent County (414 days) followed by Washington County (382 days), Garrett County (358 days), Baltimore City (340 days), Howard and Cecil counties (321 days, each).

Compared with a year ago, the average number of days past due increased in all jurisdictions in Maryland with the exception of Caroline and Talbot counties. Substantial increases from a year ago were in Baltimore City (207.8 percent), Worcester County (166.3 percent) and Washington County (151.7 percent).

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



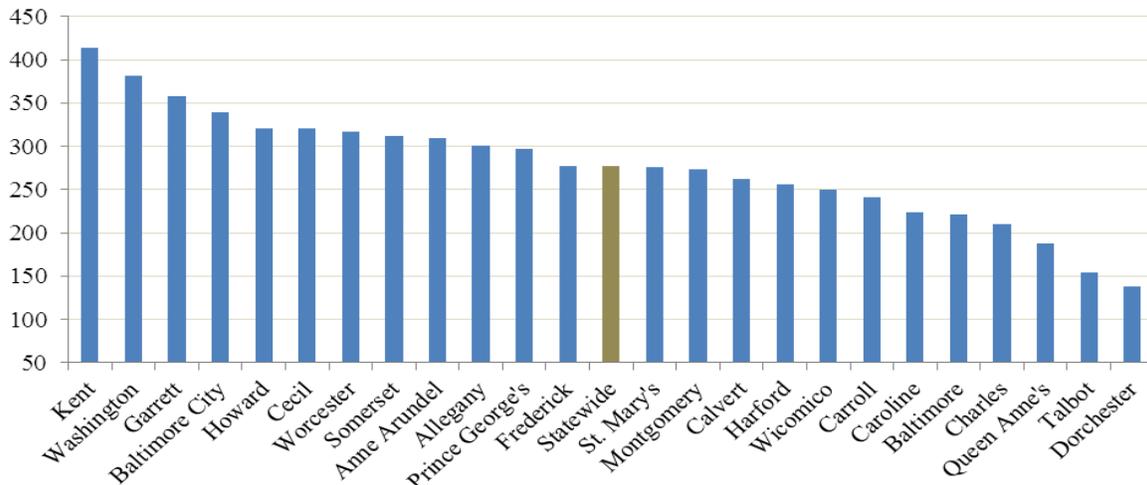
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		May-13	Jun-12
Allegany	301	-2.5%	92.0%
Anne Arundel	309	-45.5%	103.5%
Baltimore	221	-60.8%	43.2%
Baltimore City	340	-39.7%	207.8%
Calvert	262	-55.6%	12.5%
Caroline	224	-59.3%	-38.8%
Carroll	242	-51.5%	47.4%
Cecil	321	-48.7%	144.0%
Charles	210	-61.3%	20.4%
Dorchester	138	-65.9%	43.3%
Frederick	277	-50.8%	12.6%
Garrett	358	-41.8%	108.5%
Harford	256	-46.4%	34.7%
Howard	321	-35.6%	77.8%
Kent	414	71.6%	54.0%
Montgomery	274	-57.8%	53.7%
Prince George's	297	-54.5%	57.2%
Queen Anne's	188	-62.4%	23.1%
Somerset	312	-28.2%	52.6%
St. Mary's	277	-36.6%	112.5%
Talbot	154	-68.1%	-30.8%
Washington	382	-36.0%	151.7%
Wicomico	249	-59.8%	58.8%
Worcester	316	-32.5%	166.3%
Statewide	277	-49.4%	58.0%

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,194 for notices past due received from April 2008 to June 2013 and \$15,165 for June 2013 alone. The average owed in June 2013 fell by 23.3 percent from May but increased by 72.9 percent in June 2012 (Table 4). Assuming the average number of days allowed between default and notice is 171 days, the monthly payment owed per homeowner totals \$2,033 for notices received from April 2008 through June 2013 and \$2,754 for June 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 June 2013 indicates that the average amount owed exceeded \$10,000 in all Maryland jurisdictions with the exception of Allegany County (\$8,715). The highest amounts were in Cecil County (\$18,229) followed by Calvert County (\$17,481), St. Mary's County (\$17,394) and Charles County (\$16,894). Compared with a year ago, average amounts increased in 23 jurisdictions but fell in Caroline County by 35.2 percent (Table 4).

Table 4
Average Amount Owed
June 2013

Jurisdiction	Amount	% Change From	
		May-13	Jun-12
Allegany	\$8,715	-12.4%	54.0%
Anne Arundel	\$15,993	-17.7%	83.9%
Baltimore	\$15,378	-23.1%	89.7%
Baltimore City	\$13,571	-24.4%	178.1%
Calvert	\$17,481	-24.7%	122.3%
Caroline	\$10,526	-37.4%	-35.2%
Carroll	\$14,947	-19.6%	105.4%
Cecil	\$18,229	-10.9%	77.0%
Charles	\$16,894	-13.0%	66.0%
Dorchester	\$15,435	6.7%	140.7%
Frederick	\$14,492	-35.1%	8.4%
Garrett	\$13,297	-27.1%	57.6%
Harford	\$15,995	-14.3%	66.1%
Howard	\$14,135	-29.2%	60.3%
Kent	\$15,556	30.4%	58.8%
Montgomery	\$14,203	-27.9%	35.7%
Prince George's	\$15,667	-27.3%	58.5%
Queen Anne's	\$15,104	-13.9%	69.6%
Somerset	\$14,920	-1.3%	123.3%
St. Mary's	\$17,394	-2.3%	158.7%
Talbot	\$14,958	-14.5%	57.4%
Washington	\$14,850	-24.4%	79.7%
Wicomico	\$14,002	-28.8%	73.1%
Worcester	\$15,223	-20.0%	72.5%
Statewide	\$15,165	-23.3%	72.9%

Source – DLLR and DHCD, Office of Research

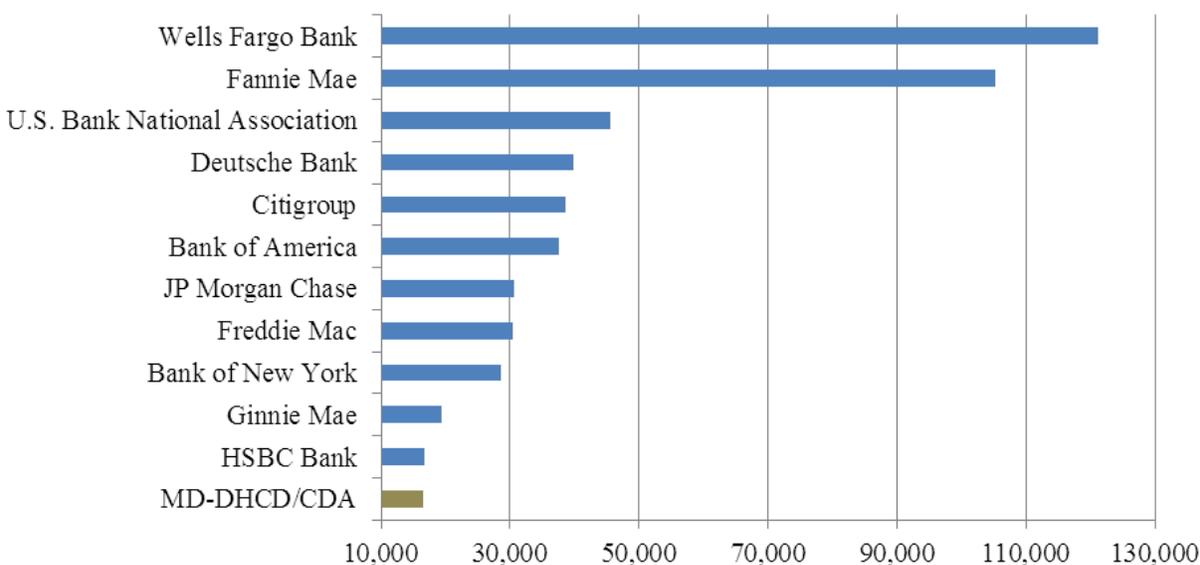
SECURED PARTIES

Notices received from April 2008 to June 2013 indicate that there were 2,417 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 June 2013, Wells Fargo Bank remained the largest secured party in Maryland with 121,276 loans or 17.8 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 105,281 loans or a 15.5 percent share followed by U.S. Bank National Association (45,610 loans or 6.7 percent); Deutsche Bank (39,843 loans or 5.8 percent); Citigroup (38,654 loans or 5.7 percent); Bank of America (37,513 loans or 5.5 percent); JP Morgan Chase (30,651 loans or a 4.5 percent); Freddie Mac (30,381 loans or 4.5 percent) and Bank of New York (28,528 loans or 4.2 percent). Together, these secured parties have 477,737 loans that are in default or 76.0 percent of the total (Table 5)

For notices dated June 2013, the Government National Mortgage Association (Ginnie Mae) led all secured parties statewide with 2,475 loans capturing 22.5 percent of the total followed by Fannie Mae with 1,468 loans or 13.3 percent (Table 6). Other secured parties with more than 500 loans in June include Bank of America (1,336 loans or 12.1 percent), JP Morgan Chase (1,032 loans or 9.4 percent), Freddie Mac (1,022 loans or 9.3 percent), U.S. Bank National Association (611 loans or 5.5 percent) and Nationstar Mortgage LLC (527 loans or 4.8 percent). For June 2013 notices, these secured parties have a total of 8,471 loans or 81.9 percent of all loans in default for secured parties with more than 50 loans.

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



Source – DLLR and DHCD, Office of Research

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

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	121,276	17.8%
Fannie Mae	105,281	15.5%
U.S. Bank National Association	45,610	6.7%
Deutsche Bank	39,843	5.8%
Citigroup	38,654	5.7%
Bank of America	37,513	5.5%
JP Morgan Chase	30,651	4.5%
Freddie Mac	30,381	4.5%
Bank of New York	28,528	4.2%
Ginnie Mae	19,456	2.9%
HSBC Bank	16,786	2.5%
MD-DHCD/CDA	16,483	2.4%
Aurora Bank	9,567	1.4%
Wachovia Bank	8,515	1.2%
Nationstar Mortgage LLC	7,334	1.1%
General Motors Acceptance Corporation	6,847	1.0%
BAC Home Loans Servicing	5,421	0.8%
LaSalle Bank	5,177	0.8%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,556	0.5%
Countrywide Home Loans	3,326	0.5%
PNC Bank	3,033	0.4%
BB&T Bank	2,975	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,364	0.3%
First Tennessee Bank	2,220	0.3%
First Horizon Home Loans	2,188	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
SunTrust Bank	2,035	0.3%
Capital One	1,982	0.3%
MidFirst Bank	1,864	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	1,124	0.2%
Soundview Home Loan Trust	1,112	0.2%
CIT Consumer Finance	1,103	0.2%
<i>Selected Secured Parties</i>	<i>629,659</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

Table 6
Secured Parties – 50 Plus Loans
June 2013

Secured Party	Loans Secured	% of Total
Ginnie Mae	2,475	22.5%
Fannie Mae	1,468	13.3%
Bank of America	1,336	12.1%
JP Morgan Chase	1,032	9.4%
Freddie Mac	1,022	9.3%
U.S. Bank National Association	611	5.5%
Nationstar Mortgage LLC	527	4.8%
Wells Fargo Bank	485	4.4%
Bank of New York	448	4.1%
Deutsche Bank	444	4.0%
MD-DHCD/CDA	242	2.2%
HSBC Bank	134	1.2%
Wilmington Trust	66	0.6%
SunTrust Bank	51	0.5%
<i>Selected Secured Parties</i>	<i>10,341</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 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 June 2013 indicate that there were 1,131 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 136,390 mortgages accounting for 21.0 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Wells Fargo Bank	136,390	21.0%
Bank of America	133,366	20.6%
JP Morgan Chase	61,057	9.4%
Citigroup	53,794	8.3%
Nationstar Mortgage LLC	29,274	4.5%
America's Servicing Company	28,950	4.5%
American Home Mortgage Servicing	17,339	2.7%
Bogman Inc	13,869	2.1%
General Motors Acceptance Corporation	12,960	2.0%
One West Bank	12,407	1.9%
Litton Loan Servicing	11,423	1.8%
EMC Mortgage Corporation	11,353	1.8%
Ocwen Loan Servicing	7,581	1.2%
Washington Mutual	7,554	1.2%
Aurora Bank	6,525	1.0%
M&T Bank	6,259	1.0%
Wachovia Bank	6,004	0.9%
Chase Manhattan Bank	5,202	0.8%
Carrington Mortgage Services	4,797	0.7%
PNC Bank	4,313	0.7%
Countrywide Home Loans	4,253	0.7%
SunTrust Bank	3,638	0.6%
Saxon Mortgage Services	3,357	0.5%
Homeward Residential, Inc	3,265	0.5%
Capital One	3,139	0.5%
HSBC Bank	3,036	0.5%
Select Portfolio Servicing	2,688	0.4%
EverHome Mortgage Company	2,586	0.4%
MetLife	2,507	0.4%
Selected Servicers	618,340	100.0%

Source – DLLR and DHCD, Office of Research

The second largest servicer was Bank of America with 133,366 mortgages or 20.6 percent of loans in default followed by JP Morgan Chase (61,057 mortgages or 9.4 percent), Citigroup (53,794 mortgages or 8.3 percent), Nationstar Mortgage LLC (29,274 mortgages or 4.5 percent), America's Servicing Company (28,950 mortgages or 4.5 percent), American Home Mortgage Servicing (17,339 mortgages or 2.7 percent), Bogman Inc (13,869 mortgages or 2.1 percent), General Motors Acceptance Corporation (12,960 loans or 2.0 percent), One West Bank (12,407 mortgages or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.8 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.8 percent). Together, these servicers have 522,182 loans or an 84.4 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated June 2013, Bank of America led all servicers capturing the largest share of mortgages with 4,657 loans or a 41.9 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in June include JP Morgan Chase (2,588 mortgages or 23.3 percent), Nationstar Mortgage LLC (1,161 mortgages or 10.4 percent) and Wells Fargo Bank (569 mortgages or 5.1 percent). In total, 8,975 mortgages or 80.7 percent in default were processed by four lenders among servicers with mortgage inventory of more than 50 loans statewide in June 2013.

Table 8
Servicers - 50 Plus Loans
June 2013

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Bank of America	4,657	41.9%	230
JP Morgan Chase	2,588	23.3%	308
Nationstar Mortgage LLC	1,161	10.4%	279
Wells Fargo Bank	569	5.1%	292
Ocwen Loan Servicing	464	4.2%	612
One West Bank	303	2.7%	433
M&T Bank	157	1.4%	123
Bogman Inc	153	1.4%	84
Carrington Mortgage Services	89	0.8%	372
Caliber Home Loans	82	0.7%	94
Select Portfolio Servicing	77	0.7%	1,077
SunTrust Bank	63	0.6%	411
Capital One	60	0.5%	95
Everhome Mortgage Company	58	0.5%	91
Seterus Inc	56	0.5%	326
BB&T Bank	51	0.5%	217
PNC Bank	51	0.5%	508
Selected Servicers	14,395	100.0%	284

Source – DLLR and DHCD, Office of Research

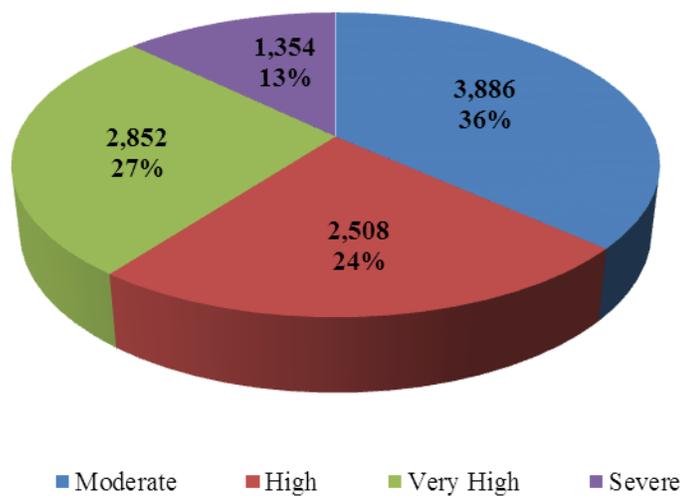
NOI HOT SPOTS IN MARYLAND

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 June 2013, the State average NOI rate was 122 households per NOI received. Overall, a total of 10,600 NOIs, accounting for 94.0 percent of all notices received in June 2013, occurred in 200 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 3,886 notices in 117 communities, accounting for 37.0 percent of NOIs in all Hot Spots and 34.0 percent of all NOIs in June 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 2,508 notices in 43 communities, accounting for 24.0 percent of NOIs in all Hot Spots and 22.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
June 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 2,852 notices in 29 communities, representing 27.0 percent of NOIs in all Hot Spots and 25.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 1,354 notices in 11 communities, accounting for 13.0 percent of all NOI Hot Spots communities, and 12.0 percent of notices received statewide in June 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,679 notices or 25.3 percent of the total, followed by Baltimore County with 1,552 notices or 14.6 percent; Baltimore City with 1,522 notices or 14.4 percent; Montgomery County with 955 notices or a 9.0 percent share and Anne Arundel County with 829 notices or 7.8 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in five jurisdictions including Caroline, Garrett, Kent and Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 37.0 percent of total Hot Spots with 3,886 notices in 117 communities in June. The highest concentration of moderate NOI Hot Spots were in Montgomery County (794 notices) followed by Baltimore County (603 notices) and Anne Arundel County (545 notices). The lowest concentration of moderate Hot Spots occurred in seven jurisdictions including Caroline, Charles, Garrett, Kent, Somerset, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,508 notices or 24.0 percent of the total occurred in 43 communities within 16 jurisdictions. Baltimore City had the highest concentration with 524 notices in this category followed by Baltimore County (383 notices) and Anne Arundel County (266 notices). Calvert, Cecil, Queen Anne’s, St. Mary’s, Worcester and Wicomico counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 27.0 percent of the total and received 2,852 notices in 29 communities within eight jurisdictions in June. The largest concentration was in Prince George’s County with 1,338 notices or 46.9 percent of the total followed by Baltimore City (666 notices or 23.4 percent share) and Baltimore County (566 notices or 19.8 percent). These three jurisdictions received 2,570 notices in June capturing 90.1 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received mainly in Fort Washington (20774) and Upper Marlboro (20772). In Baltimore City, the Carroll and Clifton neighborhoods received the most notices serving areas within the 21213 and 21229 zip codes. In Baltimore County notices were concentrated mainly in the Dundalk (21222 zip code) and Gwynn Oak (21207 zip code) areas.

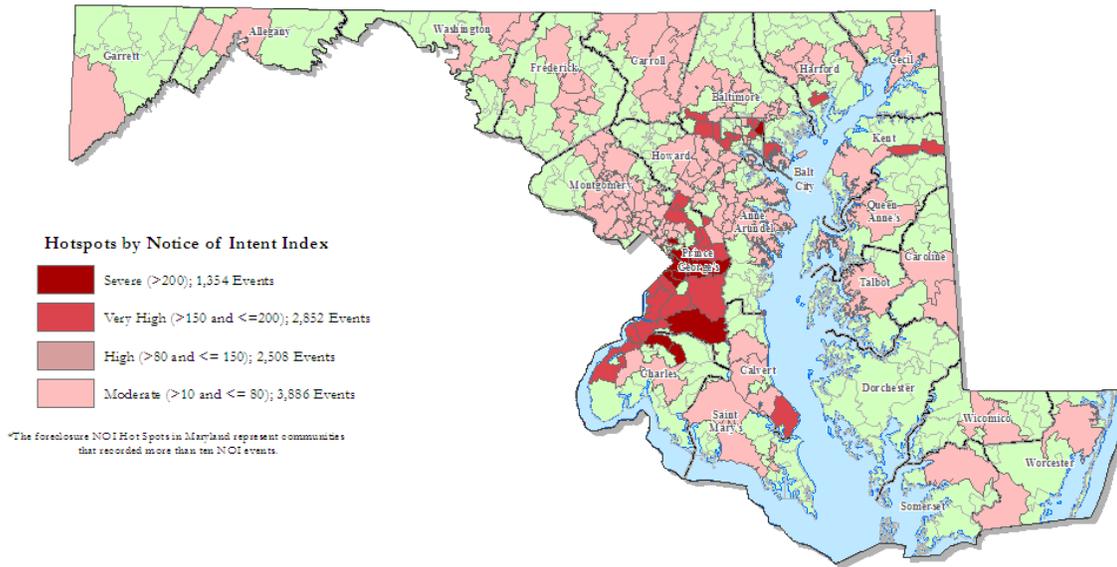
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Prince George’s County (889 notices or 65.7 percent), Charles County (254 notices or 18.8 percent) and Baltimore City (211 notices or 15.6 percent). In Prince George’s County, notices in this category were received mostly in Capitol Heights (20743 zip code) and Upper Marlboro (20774 zip code). In the Charles County, notices were received in the Waldorf area serving the 20601 and 20602 zip code designated areas. In Baltimore City, notices were concentrated largely in the Raspeburg area serving the 21206 zip code area.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	65	0	0	0	65	0.6%
Anne Arundel	545	266	18	0	829	7.8%
Baltimore	603	383	566	0	1,552	14.6%
Baltimore City	121	524	666	211	1,522	14.4%
Calvert	60	33	90	0	183	1.7%
Caroline	28	0	0	0	28	0.3%
Carroll	213	0	0	0	213	2.0%
Cecil	136	47	0	0	183	1.7%
Charles	33	142	70	254	499	4.7%
Dorchester	0	66	0	0	66	0.6%
Frederick	142	186	0	0	328	3.1%
Garrett	22	0	0	0	22	0.2%
Harford	171	191	92	0	454	4.3%
Howard	282	0	0	0	282	2.7%
Kent	22	0	12	0	34	0.3%
Montgomery	794	161	0	0	955	9.0%
Prince George's	224	228	1,338	889	2,679	25.3%
Queen Anne's	51	41	0	0	92	0.9%
Somerset	13	0	0	0	13	0.1%
St. Mary's	81	49	0	0	130	1.2%
Talbot	44	0	0	0	44	0.4%
Washington	106	130	0	0	236	2.2%
Wicomico	90	27	0	0	117	1.1%
Worcester	40	34	0	0	74	0.7%
Statewide	3,886	2,508	2,852	1,354	10,600	100.0%
Hot Spots Share	37.0%	24.0%	27.0%	13.0%	100.0%	
Share of NOI	34.0%	22.0%	25.0%	12.0%	94.0%	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 7/23/2013