

NOTICES OF INTENT TO FORECLOSE IN MARYLAND MARCH 2014 REPORT



MARTIN O'MALLEY
GOVERNOR

ANTHONY G. BROWN
LT. GOVERNOR

LEONARD J. HOWIE, III
SECRETARY

This report was produced at the request of the Department of Labor, Licensing and Regulation ("DLLR") by the Office of Research at the Department of Housing and Community Development ("DHCD") pursuant to an agreement between the agencies. DLLR is the owner and supplier of the data used by DHCD in preparing this report. DHCD is not responsible for the accuracy of the data provided by DLLR and any questions regarding the data used in this report should be directed to DLLR.

**NOTICE OF INTENT TO FORECLOSE IN MARYLAND
MARCH 2014 REPORT**

TABLE OF CONTENTS

INTRODUCTION.....	1
NUMBER OF NOTICES OF INTENT TO FORECLOSE.....	2
AVERAGE NUMBER OF DAYS PAST DUE.....	5
AVERAGE AMOUNT OWED	7
SECURED PARTIES	8
MORTGAGE SERVICERS	10
NOI HOT SPOTS IN MARYLAND.....	13

NOTICE OF INTENT TO FORECLOSE IN MARYLAND MARCH 2014 REPORT

INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), more than 761,000 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 March 2014:

- Number of NOIs received by DLLR
- Average number of days past due
- Average amount owed
- Secured parties with the largest share of NOIs
- Servicers with the largest share of NOIs
- NOI Hot Spots

NUMBER OF NOTICES OF INTENT TO FORECLOSE

Servicers have issued a total of 761,420 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 264,164 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue dominate other jurisdictions with a 24.2 percent share of NOIs or 183,995 notices followed by Baltimore City with 102,649 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through March 2014 include Baltimore County (97,719 notices or 12.8 percent), Montgomery County (82,108 notices or 10.8 percent), Anne Arundel County (61,543 notices or 8.1 percent), Harford County (30,576 notices or 4.0 percent), Charles County (29,704 notices or 3.9 percent), Frederick County (27,103 notices or 3.6 percent) and Howard County (23,301 notices or 3.1 percent). Together, these jurisdictions have received a total of 638,698 notices, accounting for 83.9 percent of all NOIs received to-date.

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

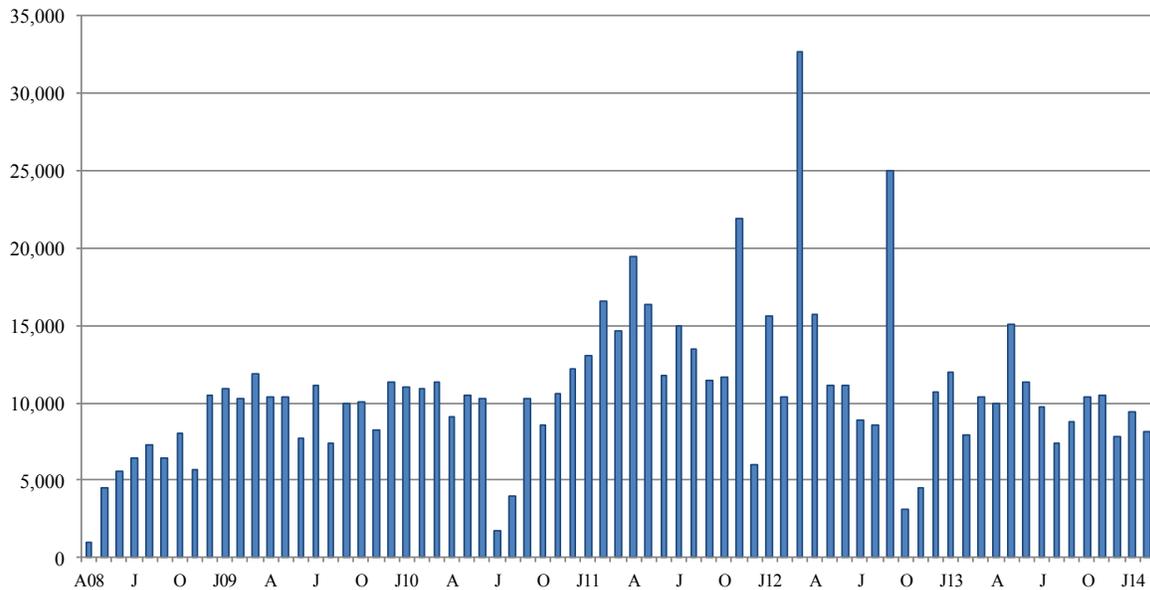
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,160	0.7%	1,920
Anne Arundel	61,543	8.1%	21,508
Baltimore	97,719	12.8%	33,334
Baltimore City	102,649	13.5%	34,134
Calvert	12,921	1.7%	4,409
Caroline	5,863	0.8%	1,965
Carroll	15,416	2.0%	5,329
Cecil	12,572	1.7%	4,407
Charles	29,704	3.9%	10,104
Dorchester	5,049	0.7%	1,731
Frederick	27,103	3.6%	9,845
Garrett	2,586	0.3%	943
Harford	30,576	4.0%	10,519
Howard	23,301	3.1%	8,223
Kent	2,712	0.4%	976
Montgomery	82,108	10.8%	30,187
Prince George's	183,995	24.2%	63,494
Queen Anne's	6,457	0.8%	2,262
Somerset	2,547	0.3%	857
St. Mary's	10,849	1.4%	3,620
Talbot	3,853	0.5%	1,378
Washington	17,434	2.3%	6,163
Wicomico	10,714	1.4%	3,765
Worcester	8,589	1.1%	3,091
Total Apr 2008 - March 2014	761,420	100.0%	264,164

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

March NOIs fell by 10.2 percent from the prior month to 7,812 and by 25.0 percent from March 2013 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,822 notices or 23.3 percent) followed by Baltimore City (1,058 notices or 13.5 percent), Baltimore County (1,053 notices or 13.5 percent), Montgomery County (742 notices or 9.5 percent) and Anne Arundel County (658 notices or 8.4 percent) as shown in Table 2. Together, these jurisdictions received a total of 5,333 notices or 68.3 percent of all NOIs issued for the month.

NOIs in March increased in 21 Maryland jurisdictions from the prior month but increased in Harford County (6.4 percent), Worcester County (6.2 percent) and Cecil County (1.2 percent). Compared with a year ago, NOIs declined in 23 Maryland jurisdictions but increased in Cecil County. The largest decreases were in Garrett County (44.2 percent), Washington County (38.3 percent) and Kent County (37.8 percent).

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



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

Table 2
Notices of Intent to Foreclose in Maryland
March 2014

Jurisdiction	Number	% of Total	% Change From	
			Feb-14	Mar-13
Allegany	56	0.7%	-25.3%	-9.7%
Anne Arundel	658	8.4%	-11.4%	-19.9%
Baltimore	1,053	13.5%	-11.1%	-24.7%
Baltimore City	1,058	13.5%	-11.4%	-29.9%
Calvert	152	1.9%	-5.6%	-5.6%
Caroline	55	0.7%	-24.7%	-33.7%
Carroll	139	1.8%	-28.0%	-35.9%
Cecil	169	2.2%	1.2%	3.7%
Charles	325	4.2%	-13.1%	-20.7%
Dorchester	52	0.7%	-16.1%	-27.8%
Frederick	245	3.1%	-16.4%	-35.5%
Garrett	24	0.3%	-22.6%	-44.2%
Harford	365	4.7%	6.4%	-4.5%
Howard	230	2.9%	-14.2%	-27.7%
Kent	28	0.4%	-24.3%	-37.8%
Montgomery	742	9.5%	-2.4%	-35.4%
Prince George's	1,822	23.3%	-8.4%	-21.4%
Queen Anne's	70	0.9%	-18.6%	-16.7%
Somerset	29	0.4%	-23.7%	-34.1%
St. Mary's	110	1.4%	-1.8%	-24.1%
Talbot	39	0.5%	-25.0%	-31.6%
Washington	166	2.1%	-25.2%	-38.3%
Wicomico	126	1.6%	-12.5%	-13.7%
Worcester	99	1.3%	4.2%	-32.2%
Statewide	7,812	100.0%	-10.2%	-25.0%

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

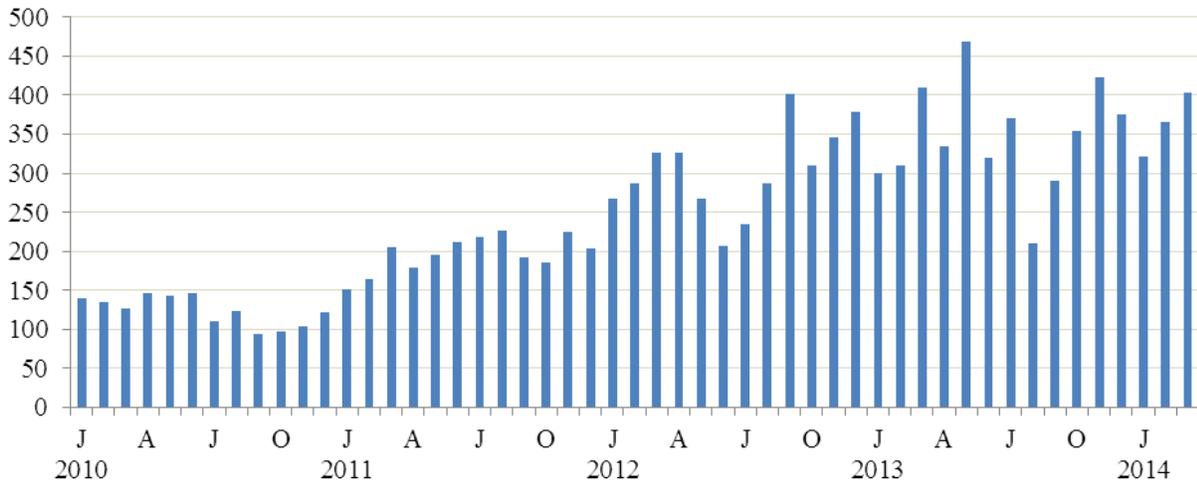
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through March 2014 showed that financial institutions/lenders in Maryland allowed an average of 211 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to March 2014 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 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 March 2014, financial institutions/lenders allowed an average of 404 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 10.7 percent or 39 days more than the previous month (Chart 2). Compared with March 2013, the average days past due fell by 1.6 percent or six days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in March with the highest average days past due in Montgomery County (537 days) followed by Queen County (490 days), Howard County (454 days), Baltimore City (434 days), Wicomico County (429 days) and Prince George's County (420 days).

Compared with a year ago, the average number of days past due declined in 15 Maryland jurisdictions but fell in the remaining nine. The highest decrease was in Garrett County which fell by 46.7 percent from a year ago and the largest increase was in Montgomery County (16.1 percent).

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



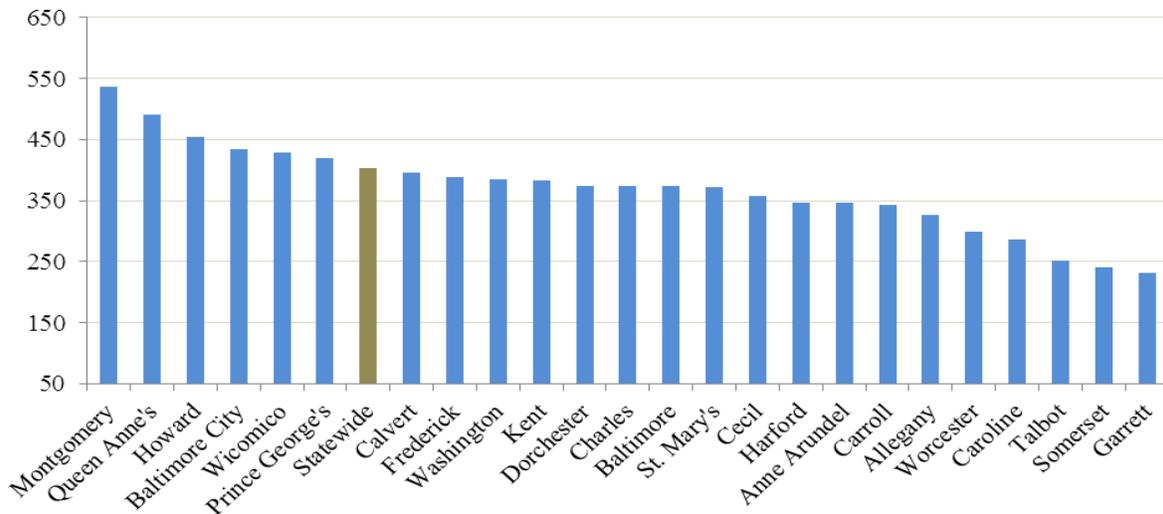
Source – DLLR and DHCD, Office of Policy, Planning and Research

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

Jurisdiction	Days	% Change From	
		Feb-14	Mar-13
Allegany	326	56.0%	-25.8%
Anne Arundel	346	4.9%	-21.2%
Baltimore	373	18.6%	0.3%
Baltimore City	434	6.2%	14.4%
Calvert	396	21.1%	4.6%
Caroline	287	9.2%	-40.6%
Carroll	342	19.5%	-11.8%
Cecil	358	26.8%	2.6%
Charles	374	-39.3%	-8.6%
Dorchester	375	-16.4%	-2.7%
Frederick	389	3.1%	-8.8%
Garrett	232	150.9%	-46.7%
Harford	347	6.4%	-5.5%
Howard	454	9.8%	6.4%
Kent	382	24.9%	-16.2%
Montgomery	537	43.1%	16.1%
Prince George's	420	1.0%	0.4%
Queen Anne's	490	105.2%	13.3%
Somerset	240	-3.8%	-46.6%
St. Mary's	372	47.0%	-5.1%
Talbot	253	10.5%	-34.7%
Washington	385	54.8%	-4.8%
Wicomico	429	59.6%	5.8%
Worcester	300	-18.9%	-39.0%
Statewide	404	10.7%	-1.6%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,316 for notices received from April 2008 to March 2014 and \$14,682 for March 2014 alone. The average owed in March 2014 increased 42.5 percent from the preceding month but declined 33.3 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 211 days, the monthly payment owed per homeowner totals \$1,664 for notices received from April 2008 through March 2014 and \$2,159 for March 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 March 2014 show that the average amount owed exceeded \$10,000 in all Maryland jurisdictions with the exception of Garrett County. The highest amounts were in Kent County (\$20,031) followed by Howard County (\$16,907), Charles County (\$16,148) and Prince George's County (\$16,051). Compared with a year ago, average amounts fell in 23 Maryland jurisdictions with the largest decline in Garrett County (Table 4).

Table 4
Average Amount Owed
March 2014

Jurisdiction	Amount	% Change From	
		Feb-14	Mar-13
Allegany	\$12,192	139.5%	-22.4%
Anne Arundel	\$12,986	22.2%	-46.4%
Baltimore	\$14,382	56.1%	-33.5%
Baltimore City	\$15,751	56.9%	-17.9%
Calvert	\$10,783	4.1%	-50.6%
Caroline	\$12,246	65.3%	-52.4%
Carroll	\$11,759	39.4%	-42.5%
Cecil	\$13,505	26.2%	-33.5%
Charles	\$16,148	42.1%	-28.2%
Dorchester	\$14,531	12.7%	-29.7%
Frederick	\$13,635	39.0%	-43.9%
Garrett	\$1,980	-54.1%	-84.1%
Harford	\$12,340	6.0%	-39.0%
Howard	\$16,907	40.2%	-30.8%
Kent	\$20,031	73.6%	10.1%
Montgomery	\$15,420	45.7%	-34.2%
Prince George's	\$16,051	39.2%	-28.9%
Queen Anne's	\$11,727	32.6%	-49.0%
Somerset	\$10,012	10.9%	-45.8%
St. Mary's	\$14,431	45.0%	-43.9%
Talbot	\$13,094	117.5%	-36.9%
Washington	\$12,693	102.7%	-44.3%
Wicomico	\$15,060	61.7%	-29.7%
Worcester	\$13,878	27.9%	-49.8%
Statewide	\$14,682	42.5%	-33.3%

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

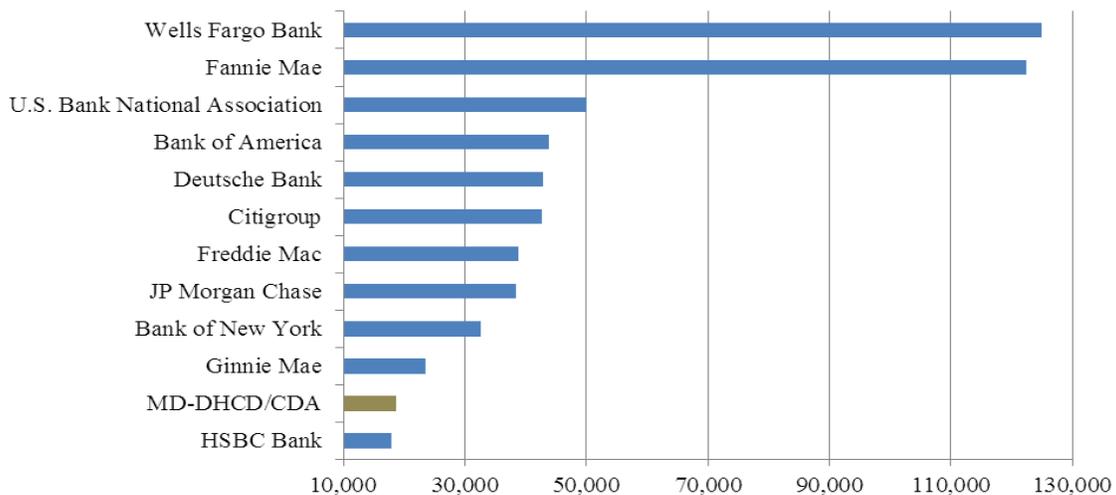
SECURED PARTIES

Notices received from April 2008 to March 2014 indicate that there were 2,491 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 March 2014, Wells Fargo Bank remained the largest secured party in Maryland with 124,959 notices or 16.4 percent among all secured parties with 1,000 notices or greater (Chart 4). Fannie Mae remained in second position with 122,451 notices or a 16.1 percent share followed by U.S. Bank National Association (49,973 notices or 6.6 percent); Bank of America (43,823 notices or 5.6 percent); Deutsche Bank (42,950 notices or 5.6 percent); Citigroup (42,644 notices or 5.6 percent); Freddie Mac (38,870 notices or 5.1 percent); JP Morgan Chase (38,499 notices or a 5.1 percent); Bank of New York (32,585 notices or 4.3 percent) and Ginnie Mae (23,460 notices or 3.1 percent). Together, these secured parties have 560,214 notices that are in default or 79.3 percent of the total (Table 5).

For notices dated March 2014, Fannie Mae led all secured parties statewide with 1,473 loans capturing 21.2 percent of the total followed by Bank of America (848 loans or 12.2 percent). Other secured parties with more than 500 loans in March were Freddie Mac (735 loans or 10.6 percent) and JP Morgan Chase (692 loans or 10.0 percent) as shown in Table 6. For March notices, these secured parties captured a total of 3,748 loans or 54.0 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 – March 2014



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

Table 5
Secured Parties - 1,000 Plus NOI Notices
April 2008 - March 2014

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	124,959	16.4%
Fannie Mae	122,451	16.1%
U.S. Bank National Association	49,973	6.6%
Bank of America	43,823	5.8%
Deutsche Bank	42,950	5.6%
Citigroup	42,644	5.6%
Freddie Mac	38,870	5.1%
JP Morgan Chase	38,499	5.1%
Bank of New York	32,585	4.3%
Ginnie Mae	23,460	3.1%
MD-DHCD/CDA	18,673	2.5%
HSBC Bank	17,909	2.4%
Nationstar Mortgage LLC	11,213	1.5%
Aurora Bank	9,568	1.3%
Wachovia Bank	8,519	1.1%
General Motors Acceptance Corporation	6,884	0.9%
BAC Home Loans Servicing	5,427	0.7%
LaSalle Bank	5,186	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
PNC Bank	3,456	0.5%
Countrywide Home Loans	3,335	0.4%
BB&T Bank	3,203	0.4%
M&T Bank	2,778	0.4%
Mortgage Electric Registration System	2,492	0.3%
First Horizon Home Loans	2,486	0.3%
Capital One	2,262	0.3%
First Tennessee Bank	2,227	0.3%
SunTrust Bank	2,199	0.3%
Lehman Brothers	2,099	0.3%
Unknown	2,091	0.3%
MidFirst Bank	2,015	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,771	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,488	0.2%
American Home Mortgage Servicing	1,371	0.2%
Massachusetts Mutual Life Insurance Company	1,344	0.2%
Washington Mutual	1,327	0.2%
SACO	1,322	0.2%
CIT Consumer Finance	1,292	0.2%
BSMF	1,237	0.2%
Wilmington Trust	1,156	0.2%
Flagstar Bank	1,154	0.2%
Selected Secured Parties	706,086	100.0%

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

Table 6
Secured Parties – 50 Plus Loans
March 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	1,473	21.2%
Bank of America	848	12.2%
Freddie Mac	735	10.6%
JP Morgan Chase	692	10.0%
Bank of New York	486	7.0%
U.S. Bank National Association	451	6.5%
Ginnie Mae	396	5.7%
Deutsche Bank	366	5.3%
Wells Fargo Bank	355	5.1%
Citigroup	324	4.7%
Nationstar Mortgage LLC	231	3.3%
MD-DHCD/CDA	193	2.8%
HSBC Bank	167	2.4%
Bayview Loan Servicing LLC	110	1.6%
Ocwen Loan Servicing	60	0.8%
<i>Selected Secured Parties</i>	6,887	100.0%

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 March 2014 indicate that there were 1,172 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with 1,000 notices or greater; Bank of America retained its lead as the largest servicer for the fourth consecutive month since April 2008 with 147,007 mortgage default notices accounting for 25.1 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus NOI Notices
April 2008 - March 2014**

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	147,007	25.1%
Wells Fargo Bank	139,592	23.9%
JP Morgan Chase	77,411	13.2%
Citigroup	64,934	11.1%
Nationstar Mortgage LLC	42,564	7.3%
America's Servicing Company	29,205	5.0%
American Home Mortgage Servicing	17,339	3.0%
Bogman Inc	14,905	2.5%
One West Bank	13,532	2.3%
General Motors Acceptance Corporation	12,960	2.2%
Litton Loan Servicing	11,423	2.0%
EMC Mortgage Corporation	11,353	1.9%
Ocwen Loan Servicing	11,158	1.9%
M&T Bank	8,881	1.5%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.0%
Carrington Mortgage Services	5,706	1.0%
Chase Manhattan Bank	5,203	0.9%
PNC Bank	5,019	0.9%
Seterus Inc	4,753	0.8%
Countrywide Home Loans	4,253	0.7%
Select Portfolio Servicing	4,139	0.7%
Capital One	3,916	0.7%
SunTrust Bank	3,911	0.7%
EverHome Mortgage Company	3,531	0.6%
Saxon Mortgage Services	3,359	0.6%
Green Tree Servicing LLC	3,278	0.6%
Homeward Residential, Inc	3,265	0.6%
HSBC Bank	3,207	0.5%
Selected Servicers	698,634	100.0%

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

The second largest servicer was Wells Fargo Bank with 139,592 mortgage notices or 23.9 percent of loans in default followed by JP Morgan Chase (77,411 notices or 13.3 percent), Citigroup (64,934 notices or 11.1 percent), Nationstar Mortgage LLC (42,564 notices or 7.3 percent), America's Servicing Company (29,205 notices or 5.0 percent), American Home Mortgage Servicing (17,339 notices or 3.0 percent), Bogman Inc (14,905 notices or 2.5 percent), One West Bank (13,532 notices or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.2 percent), Litton Loan Servicing (11,423 notices or 2.0 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.9 percent). Together, these servicers have 593,383 mortgage notices or an 84.9 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated March 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 1,805 loans or a 25.6 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in March include JP Morgan Chase (1,459 mortgages or 20.7 percent), Nationstar Mortgage LLC (1,004 mortgages or 14.2 percent), Citigroup (611 mortgages or 8.7 percent) and Ocwen Loan Servicing (570 mortgages or 8.1 percent). In total, 5,449 mortgages or 77.2 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in March 2014.

Table 8
Servicers - 50 Plus Loans
March 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Bank of America	1,805	25.6%	726
JP Morgan Chase	1,459	20.7%	97
Nationstar Mortgage LLC	1,004	14.2%	475
Citigroup	611	8.7%	287
Ocwen Loan Servicing	570	8.1%	807
Seterus Inc	290	4.1%	209
Wells Fargo Bank	290	4.1%	218
M&T Bank	223	3.2%	190
Bogman Inc	117	1.7%	71
Select Portfolio Servicing	108	1.5%	1,187
Green Tree Servicing LLC	96	1.4%	1,087
Capital One	90	1.3%	79
Caliber Home Loans	81	1.1%	338
Carrington Mortgage Services	77	1.1%	229
EverHome Mortgage Company	72	1.0%	132
Bayview Loan Servicing, LLC	57	0.8%	112
Cenlar FSB	57	0.8%	521
Rushmore Loan Management Services	53	0.8%	836
Selected Servicers	7,060	100.0%	441

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

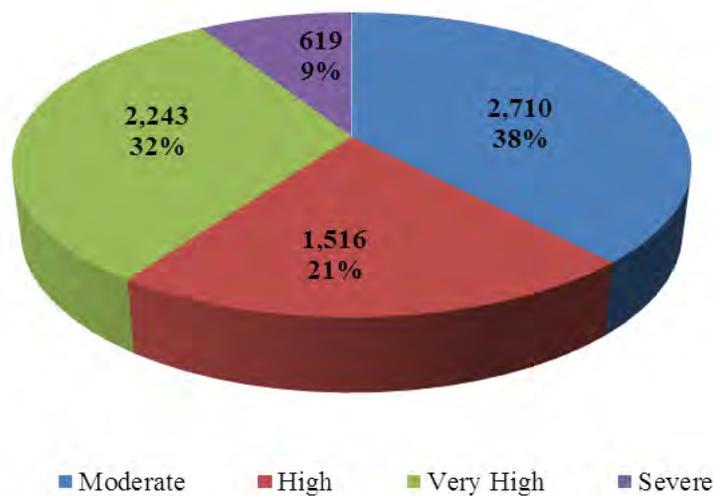
NOI HOT SPOTS IN MARYLAND

A Hot Spot is defined as a community (zip code) that received more than ten notices during a specified reporting period and recorded an NOI concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a statewide NOI index. The index measures the extent to which the NOI rate in a community exceeds or falls short of the State average NOI rate. The NOI rate is defined as the number of homeowner households per NOI for a given community. In March 2014, the State average NOI rate was 177 households per NOI received. Overall, a total of 7,088 NOIs, accounting for 91.0 percent of all notices received in March 2014, occurred in 182 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 2,710 notices in 99 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 35.0 percent of all NOIs in March 2014 (Table 9).

The “high” NOI communities posted NOI indices that range from 81 to 150. Maryland jurisdictions with a “high” NOI concentration received a total of 1,516 notices in 39 communities, accounting for 21.0 percent of NOIs in all Hot Spots and 19.0 percent of all NOIs statewide.

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



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

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 2,243 notices in 36 communities, representing 32.0 percent of NOIs in all Hot Spots and 29.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 619 notices in 8 communities, accounting for 9.0 percent of all NOI Hot Spots communities, and 8.0 percent of notices received statewide in March 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,798 notices or 25.4 percent of the total, followed by Baltimore City with 1,033 notices or 14.6 percent; Baltimore County with 1,003 notices or 14.2 percent; Montgomery County with 707 notices or 10.0 percent and Anne Arundel County with 592 notices or 8.4 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in seven jurisdictions including, Allegany, Caroline, Dorchester, Garrett, Queen Anne’s, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 2,710 notices in 99 communities in March. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 607 notices followed by Anne Arundel County (459 notices) and Anne Arundel County (449 notices). The lowest concentration of moderate Hot Spots occurred in 11 jurisdictions including Allegany, Calvert, Caroline, Charles, Dorchester, Garrett, Queen Anne’s, Somerset, Talbot, Wicomico and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,516 notices or 21.0 percent of the total occurred in 39 communities within 17 jurisdictions. Baltimore County had the highest concentration with 334 notices in this category followed by Prince George’s County (326 notices). Calvert, Caroline, Carroll, Charles, Dorchester, Frederick, Queen Anne’s, Somerset, St. Mary’s, Wicomico and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 32.0 percent of the total and received 2,243 notices in 36 communities within eight jurisdictions in March. The largest concentration was in Prince George’s County with 953 notices or 42.5 percent of the total followed by Baltimore City (690 notices or 30.8 percent share). These two jurisdictions received 1,643 notices in March capturing 73.3 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Clinton (20735 zip code) and Upper Marlboro (20772 zip code). In Baltimore City, notices were received mostly in the Arlington and Raspeburg neighborhoods serving areas within the 21215 and 21206 zip codes.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred in mainly in Prince George’s County with 442 notices or 71.4 percent of all severe Hot Spots notices in March. In this county, notices were clustered in the Capitol Heights and Upper Marlboro neighborhoods serving areas within the 20743 and 20774 zip codes, respectively.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	39	0	0	0	39	0.6%
Anne Arundel	449	128	15	0	592	8.4%
Baltimore	459	334	210	0	1,003	14.2%
Baltimore City	58	176	690	109	1,033	14.6%
Calvert	29	20	73	0	122	1.7%
Caroline	14	13	0	0	27	0.4%
Carroll	121	11	0	0	132	1.9%
Cecil	73	69	0	0	142	2.0%
Charles	24	28	182	68	302	4.3%
Dorchester	23	14	0	0	37	0.5%
Frederick	136	47	0	0	183	2.6%
Garrett	12	0	0	0	12	0.2%
Harford	121	145	75	0	341	4.8%
Howard	199	0	0	0	199	2.8%
Kent	0	0	0	0	0	0.0%
Montgomery	607	100	0	0	707	10.0%
Prince George's	77	326	953	442	1,798	25.4%
Queen Anne's	32	11	0	0	43	0.6%
Somerset	0	12	0	0	12	0.2%
St. Mary's	35	40	0	0	75	1.1%
Talbot	27	0	0	0	27	0.4%
Washington	109	0	0	0	109	1.5%
Wicomico	35	42	0	0	77	1.1%
Worcester	31	0	45	0	76	1.1%
Statewide	2,710	1,516	2,243	619	7,088	100.0%
Hot Spots Share	38.0%	21.0%	32.0%	9.0%	100.0%	
Share of NOI	35.0%	19.0%	29.0%	8.0%	91.0%	

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

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

