

NOTICES OF INTENT TO FORECLOSE IN MARYLAND MAY 2014 REPORT



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MAY 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

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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 776,000 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 May 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 775,669 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 277,276 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue dominate other jurisdictions with a 24.1 percent share of NOIs or 187,280 notices followed by Baltimore City with 104,624 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through May 2014 include Baltimore County (99,586 notices or 12.8 percent), Montgomery County (83,371 notices or 10.7 percent), Anne Arundel County (62,779 notices or 8.1 percent), Harford County (31,171 notices or 4.0 percent), Charles County (30,298 notices or 3.9 percent), Frederick County (27,555 notices or 3.6 percent) and Howard County (23,718 notices or 3.1 percent). Together, these jurisdictions have received a total of 650,382 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 – May 2014

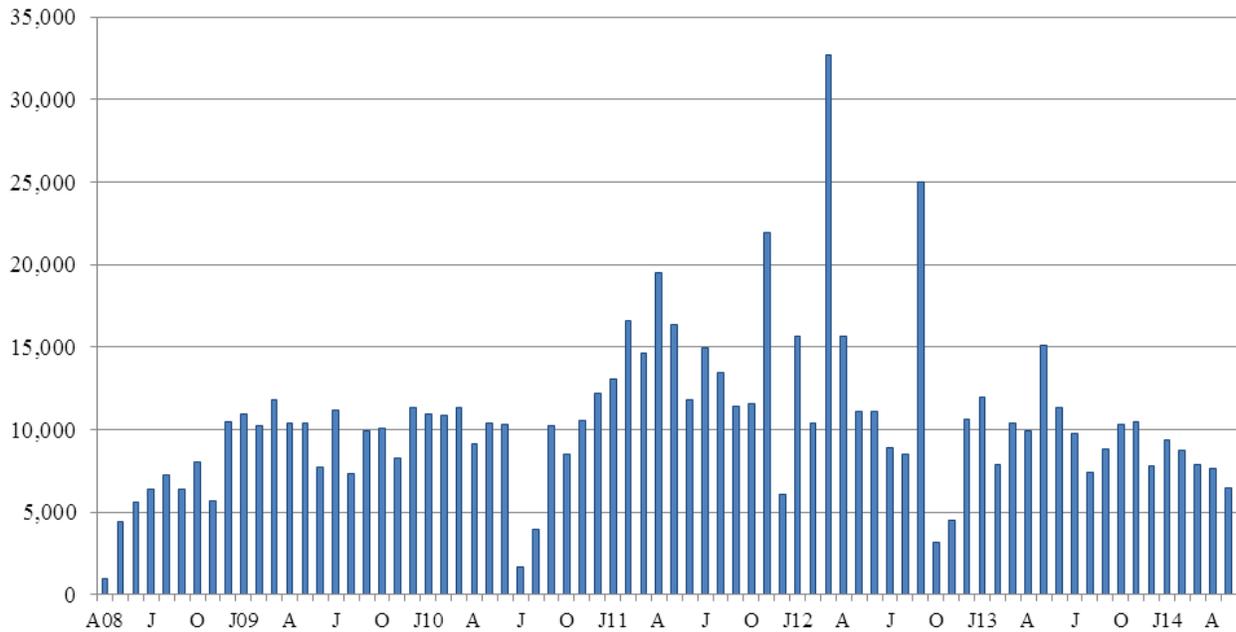
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,280	0.7%	2,014
Anne Arundel	62,779	8.1%	22,655
Baltimore	99,586	12.8%	35,070
Baltimore City	104,624	13.5%	35,894
Calvert	13,182	1.7%	4,653
Caroline	5,963	0.8%	2,058
Carroll	15,729	2.0%	5,614
Cecil	12,853	1.7%	4,665
Charles	30,298	3.9%	10,661
Dorchester	5,164	0.7%	1,836
Frederick	27,555	3.6%	10,265
Garrett	2,644	0.3%	992
Harford	31,171	4.0%	11,074
Howard	23,718	3.1%	8,614
Kent	2,783	0.4%	1,043
Montgomery	83,371	10.7%	31,347
Prince George's	187,280	24.1%	66,543
Queen Anne's	6,606	0.9%	2,404
Somerset	2,600	0.3%	905
St. Mary's	11,088	1.4%	3,849
Talbot	3,957	0.5%	1,476
Washington	17,752	2.3%	6,451
Wicomico	10,918	1.4%	3,934
Worcester	8,768	1.1%	3,259
Total Apr 2008 - May 2014	775,669	100.0%	277,276

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

May NOIs fell by 15.3 percent from the prior month to 6,486 - the lowest level since December 2012 and the fourth consecutive monthly decline since January 2014 - and by 57.1 percent from May 2013 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George's County (1,457 notices or 22.5 percent) followed by Baltimore City (909 notices or 14.0 percent), Baltimore County (880 notices or 13.6 percent), Montgomery County (593 notices or 9.1 percent) and Anne Arundel County (577 notices or 8.9 percent) as shown in Table 2. Together, these jurisdictions received a total of 4,416 notices or 68.1 percent of all NOIs issued for the month.

May NOIs declined in 21 Maryland jurisdictions from the prior month but increased in Allegany, Caroline and St. Mary's counties. Compared with a year ago, NOIs fell in all Maryland jurisdictions with the largest decreases in Howard County (65.1 percent), Montgomery County (62.7 percent) and Prince George's County (62.3 percent).

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



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

Table 2
Notices of Intent to Foreclose in Maryland
May 2014

Jurisdiction	Number	% of Total	% Change From	
			Apr-14	May-14
Allegany	61	0.9%	5.2%	-37.1%
Anne Arundel	577	8.9%	-11.2%	-54.0%
Baltimore	880	13.6%	-9.5%	-53.5%
Baltimore City	909	14.0%	-13.6%	-54.3%
Calvert	118	1.8%	-16.3%	-56.6%
Caroline	53	0.8%	15.2%	-53.9%
Carroll	139	2.1%	-20.1%	-46.7%
Cecil	130	2.0%	-13.3%	-45.1%
Charles	284	4.4%	-7.5%	-56.6%
Dorchester	52	0.8%	-17.5%	-50.9%
Frederick	202	3.1%	-18.2%	-59.3%
Garrett	25	0.4%	-21.9%	-24.2%
Harford	257	4.0%	-23.1%	-57.9%
Howard	166	2.6%	-33.3%	-65.1%
Kent	29	0.4%	-31.0%	-37.0%
Montgomery	593	9.1%	-10.0%	-62.7%
Prince George's	1,457	22.5%	-19.1%	-62.3%
Queen Anne's	67	1.0%	-18.3%	-48.5%
Somerset	24	0.4%	-17.2%	-41.5%
St. Mary's	123	1.9%	9.8%	-48.3%
Talbot	43	0.7%	-25.9%	-43.4%
Washington	137	2.1%	-23.9%	-55.8%
Wicomico	79	1.2%	-36.8%	-54.3%
Worcester	81	1.2%	-14.7%	-49.4%
Statewide	6,486	100.0%	-15.3%	-57.1%

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

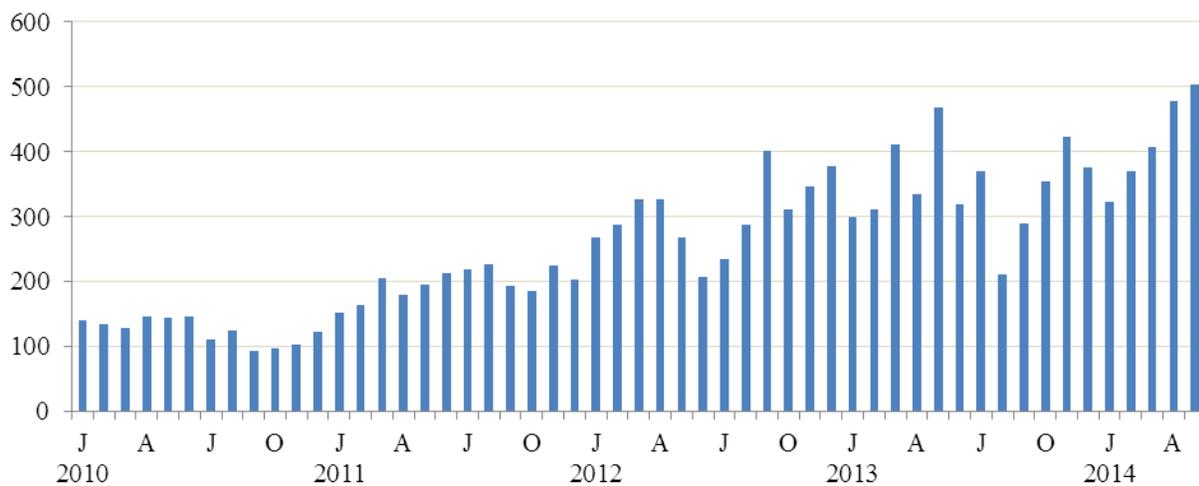
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through May 2014 showed that financial institutions/lenders in Maryland allowed an average of 215 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to May 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 504 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 May 2014, financial institutions/lenders allowed an average of 504 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 5.4 percent or 26 days more than the previous month (Chart 2). Compared with May 2013, the average days past due increased by 7.5 percent or 35 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in May with the highest average days past due in Worcester County (649 days) followed by Montgomery County (602 days), Wicomico County (588 days), Dorchester County (568 days) and Prince George's County (564 days).

Compared with a year ago, the average number of days past due increased in 14 Maryland jurisdictions but declined in the other ten. The highest increases were in Dorchester County (46.1 percent), Worcester County (31.2 percent) and Kent County (23.4 percent) while the largest decreases were in Garrett County (63.5 percent), Somerset County (44.5 percent) and Talbot County (40.3 percent).

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



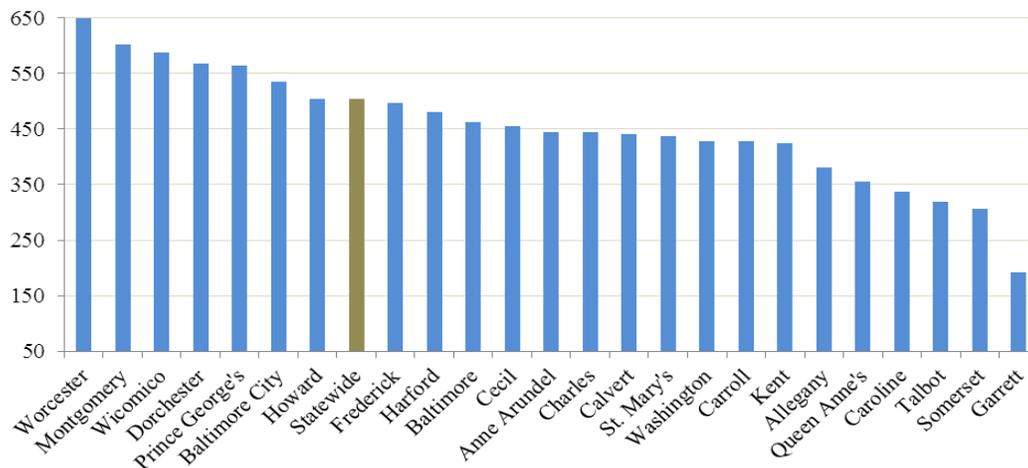
Source – DLLR and DHCD, Office of Policy, Planning and Research

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

Jurisdiction	Days	% Change From	
		Apr-14	May-14
Allegany	380	14.3%	7.6%
Anne Arundel	445	-6.5%	-8.0%
Baltimore	462	7.4%	8.0%
Baltimore City	536	6.3%	12.7%
Calvert	442	10.6%	-14.1%
Caroline	337	-20.3%	-22.2%
Carroll	428	-19.3%	-0.5%
Cecil	456	10.1%	7.9%
Charles	445	11.8%	14.2%
Dorchester	568	26.6%	46.1%
Frederick	498	1.9%	1.9%
Garrett	192	-31.2%	-63.5%
Harford	481	5.2%	20.2%
Howard	505	-10.6%	14.7%
Kent	425	4.1%	23.4%
Montgomery	602	26.3%	18.7%
Prince George's	564	6.6%	10.8%
Queen Anne's	356	4.4%	-8.4%
Somerset	307	-39.3%	-44.5%
St. Mary's	437	-11.7%	-3.0%
Talbot	319	1.1%	-40.3%
Washington	429	-14.8%	-10.4%
Wicomico	588	31.0%	11.0%
Worcester	649	12.0%	31.2%
Statewide	504	5.4%	7.5%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,377 for notices received from April 2008 to May 2014 and \$14,728 for May 2014 alone. The average owed in May 2014 increased 2.8 percent from the preceding month but declined 25.5 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 215 days, the monthly payment owed per homeowner totals \$1,643 for notices received from April 2008 through May 2014 and \$2,127 for May 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 May 2014 show that the average amount owed exceeded \$10,000 in all Maryland jurisdictions with the exception of Garrett (7,391) and St. Mary's (\$9,568) counties. The highest amounts were in Harford County (\$17,931) followed by Dorchester County (\$16,815), Baltimore City (\$16,314) and Baltimore County (\$16,249). Compared with a year ago, average amounts fell in all Maryland jurisdictions with the exception of Allegany, Dorchester and Kent counties (Table 4).

Table 4
Average Amount Owed
May 2014

Jurisdiction	Amount	% Change From	
		Apr-14	May-14
Allegany	\$10,173	-6.1%	2.3%
Anne Arundel	\$15,069	17.7%	-22.4%
Baltimore	\$16,249	17.3%	-18.7%
Baltimore City	\$16,314	22.4%	-9.1%
Calvert	\$12,433	-7.4%	-46.5%
Caroline	\$13,802	-1.4%	-18.0%
Carroll	\$12,704	-13.1%	-31.6%
Cecil	\$11,144	-25.5%	-45.5%
Charles	\$15,622	12.2%	-19.7%
Dorchester	\$16,815	-25.0%	16.3%
Frederick	\$13,807	-2.1%	-38.2%
Garrett	\$7,391	-43.6%	-59.5%
Harford	\$17,931	16.1%	-4.0%
Howard	\$14,398	-4.1%	-27.9%
Kent	\$13,698	7.1%	14.8%
Montgomery	\$13,160	-1.4%	-33.2%
Prince George's	\$14,195	-7.8%	-34.1%
Queen Anne's	\$10,993	-15.9%	-37.4%
Somerset	\$14,883	-2.2%	-1.5%
St. Mary's	\$9,568	-40.2%	-46.2%
Talbot	\$13,964	9.4%	-20.2%
Washington	\$15,178	-12.7%	-22.7%
Wicomico	\$15,467	15.3%	-21.4%
Worcester	\$13,598	-26.5%	-28.5%
Statewide	\$14,728	2.8%	-25.5%

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

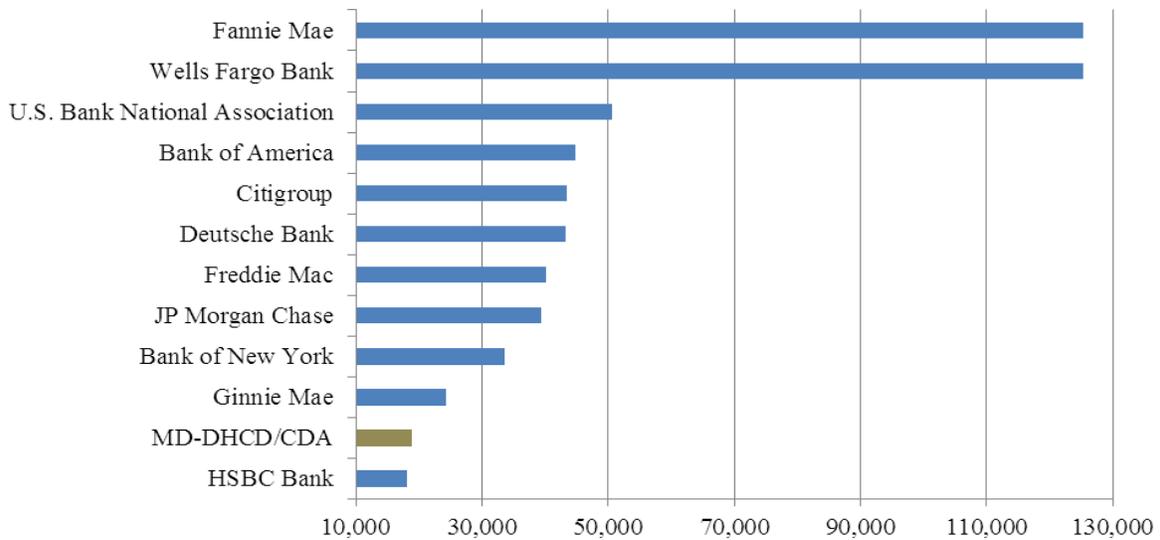
SECURED PARTIES

Notices received from April 2008 to May 2014 indicate that there were 2,619 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 May 2014, Fannie Mae became the largest secured party in Maryland for the first time since April 2008 with 125,401 notices or 16.2 percent among all secured parties with 1,000 notices or greater (Chart 4). Wells Fargo fell to second position with 125,231 notices or a 16.1 percent share followed by U.S. Bank National Association (50,613 notices or 6.5 percent); Bank of America (44,867 notices or 5.8 percent); Citigroup (43,433 notices or 5.6 percent); Deutsche Bank (43,302 notices or 5.6 percent); Freddie Mac (40,239 notices or 5.2 percent); JP Morgan Chase (39,462 notices or a 5.1 percent); Bank of New York (33,549 notices or 4.3 percent) and Ginnie Mae (24,307 notices or 3.1 percent). Together, these secured parties have 607,475 notices that are in default or 84.6 percent of the total (Table 5).

For notices dated May 2014, Fannie Mae led all secured parties statewide with 1,213 loans capturing 21.8 percent of the total followed by Freddie Mac (598 loans or 10.7 percent). These secured parties captured a total of 3,422 loans or 61.5 percent of all loans in default for secured parties with more than 50 loans in May.

Chart 4
Secured Parties - 10,000 Plus NOI Notices
April 2008 – May 2014



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

Table 5

**Secured Parties - 1,000 Plus NOI Notices
April 2008 - May 2014**

Secured Party	Loans Secured	% of Total
Fannie Mae	125,401	16.2%
Wells Fargo Bank	125,231	16.1%
U.S. Bank National Association	50,613	6.5%
Bank of America	44,867	5.8%
Citigroup	43,433	5.6%
Deutsche Bank	43,302	5.6%
Freddie Mac	40,239	5.2%
JP Morgan Chase	39,462	5.1%
Bank of New York	33,549	4.3%
Ginnie Mae	24,307	3.1%
MD-DHCD/CDA	18,968	2.4%
HSBC Bank	18,103	2.3%
Nationstar Mortgage LLC	11,684	1.5%
Aurora Bank	9,569	1.2%
Wachovia Bank	8,520	1.1%
General Motors Acceptance Corporation	6,890	0.9%
BAC Home Loans Servicing	5,427	0.7%
LaSalle Bank	5,230	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
PNC Bank	3,532	0.5%
Countrywide Home Loans	3,336	0.4%
BB&T Bank	3,239	0.4%
M&T Bank	2,843	0.4%
First Horizon Home Loans	2,511	0.3%
Mortgage Electric Registration System	2,492	0.3%
Capital One	2,330	0.3%
First Tennessee Bank	2,228	0.3%
SunTrust Bank	2,220	0.3%
Lehman Brothers	2,099	0.3%
Unknown	2,091	0.3%
MidFirst Bank	2,037	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,772	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,519	0.2%
American Home Mortgage Servicing	1,371	0.2%
Massachusetts Mutual Life Insurance Company	1,348	0.2%
CIT Consumer Finance	1,337	0.2%
Washington Mutual	1,328	0.2%
SACO	1,322	0.2%
Bayview Loan Servicing LLC	1,278	0.2%
BSMF	1,237	0.2%
Wilmington Trust	1,233	0.2%
<i>Selected Secured Parties</i>	<i>718,042</i>	<i>100.0%</i>

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

Table 6
Secured Parties – 50 Plus Loans
May 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	1,213	21.8%
Freddie Mac	598	10.7%
Bank of New York	443	7.9%
Ginnie Mae	439	7.9%
Christiana Bank & Trust	370	6.6%
Citigroup	359	6.4%
Bank of America	345	6.2%
U.S. Bank National Association	334	6.0%
JP Morgan Chase	260	4.7%
Well Fargo Bank	245	4.4%
Nationstar Mortgage LLC	230	4.1%
LSF8 Master Participation Trust	166	3.0%
Deutsche Bank	150	2.7%
Bayview Loan Servicing LLC	115	2.1%
HSBC Bank	114	1.8%
MD-DHCD/CDA	101	1.6%
Green Tree Servicing LLC	92	1.5%
<i>Selected Secured Parties</i>	<i>5,574</i>	<i>100.0%</i>

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 May 2014 indicate that there were 1,241 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 with 149,286 mortgage default notices accounting for 25.0 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	149,286	25.0%
Wells Fargo Bank	140,016	23.5%
JP Morgan Chase	79,600	13.3%
Citigroup	66,355	11.1%
Nationstar Mortgage LLC	44,634	7.5%
America's Servicing Company	29,244	4.9%
American Home Mortgage Servicing	17,340	2.9%
Bogman Inc	15,015	2.5%
One West Bank	13,606	2.3%
General Motors Acceptance Corporation	12,960	2.2%
Ocwen Loan Servicing	11,609	1.9%
Litton Loan Servicing	11,423	1.9%
EMC Mortgage Corporation	11,353	1.9%
M&T Bank	9,313	1.6%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.0%
Carrington Mortgage Services	5,926	1.0%
Seterus Inc	5,614	0.9%
Chase Manhattan Bank	5,203	0.9%
PNC Bank	5,126	0.9%
Select Portfolio Servicing	4,496	0.8%
Countrywide Home Loans	4,253	0.7%
Capital One	4,079	0.7%
SunTrust Bank	3,954	0.7%
Green Tree Servicing LLC	3,675	0.6%
EverHome Mortgage Company	3,602	0.6%
Saxon Mortgage Services	3,359	0.6%
Homeward Residential, Inc	3,265	0.5%
HSBC Bank	3,217	0.5%
Selected Servicers	713,188	100.0%

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

The second largest servicer was Wells Fargo Bank with 140,016 mortgage notices or 23.5 percent of loans in default followed by JP Morgan Chase (79,600 notices or 13.3 percent), Citigroup (66,355 notices or 11.1 percent), Nationstar Mortgage LLC (44,634 notices or 7.5 percent), America's Servicing Company (29,244 notices or 4.9 percent), American Home Mortgage Servicing (17,340 notices or 2.9 percent), Bogman Inc (15,015 notices or 2.5 percent), One West Bank (13,606 notices or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.2 percent), Ocwen Loan Servicing (11,609 notices or 1.9 percent), Litton Loan Servicing (11,423 notices or 1.9 percent), EMC Mortgage Corporation (11,353 mortgage or 1.9 percent). Together, these servicers have 602,441 mortgage notices or an 84.5 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated May 2014, Nationstar Mortgage led all servicers capturing the largest share of mortgages with 1,063 loans or a 16.9 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in May include Bank of America (842 loans or 13.4 percent), JP Morgan Chase (758 mortgages or 12.0 percent) and Citigroup (634 mortgages or 10.1 percent). In total, 3,297 mortgages or 57.2 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in May 2014.

Table 8
Servicers - 50 Plus Loans
May 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Nationstar Mortgage LLC	1,063	16.9%	512
Bank of America	842	13.4%	484
JP Morgan Chase	758	12.0%	212
Citigroup	634	10.1%	338
Selene Finance	363	5.8%	1,141
Seterus Inc	318	5.0%	292
Ocwen Loan Servicing	301	4.8%	1,222
Caliber Home Loans	260	4.1%	390
Wells Fargo Bank	219	3.5%	313
Select Portfolio Servicing	211	3.3%	1,336
M&T Bank	189	3.0%	146
Green Tree Servicing LLC	157	2.5%	1,195
Bayview Loan Servicing	151	2.4%	1,069
Capital One	98	1.6%	109
Carrington Mortgage Services	83	1.3%	157
Specialized Loan Servicing LLC	63	1.0%	1,449
PNC Bank	55	0.9%	373
Selected Servicers	5,765	100.0%	512

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

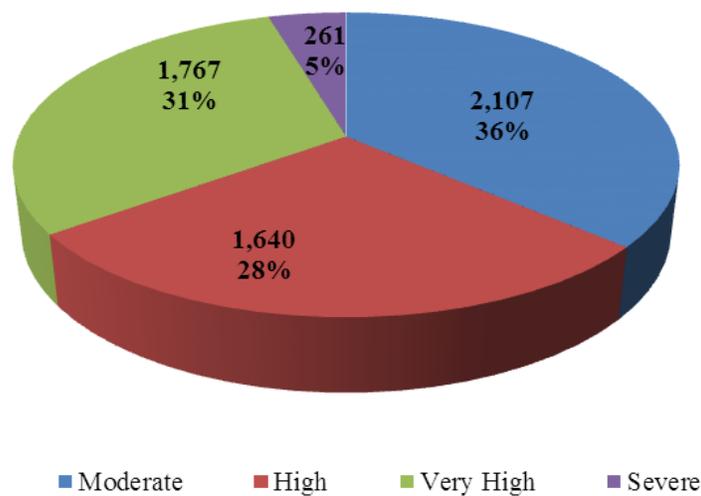
NOI HOT SPOTS IN MARYLAND

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 May 2014, the State average NOI rate was 203 households per NOI received. Overall, a total of 5,775 NOIs, accounting for 89.0 percent of all notices received in May 2014, occurred in 165 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 2,107 notices in 83 communities, accounting for 36.0 percent of NOIs in all Hot Spots and 32.0 percent of all NOIs in May 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 1,640 notices in 44 communities, accounting for 28.0 percent of NOIs in all Hot Spots and 25.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
May 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 1,767 notices in 33 communities, representing 31.0 percent of NOIs in all Hot Spots and 27.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 261 notices in 5 communities, accounting for 5.0 percent of all NOI Hot Spots communities, and 4.0 percent of notices received statewide in May 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County with 1,443 notices or 25.0 percent of the total, followed by Baltimore City with 890 notices or 15.4 percent; Baltimore County with 820 notices or 14.2 percent; Anne Arundel County with 521 notices or 9.0 percent and Montgomery County with 495 notices or 8.6 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in eight jurisdictions including, Allegany, Caroline, Dorchester, Garrett, Kent, Queen Anne’s, Talbot and Wicomico counties.

“Moderate” NOI Hot Spots made up 36.0 percent of total Hot Spots with 2,107 notices in 83 communities in May. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 435 notices followed by Baltimore County (405 notices) and Anne Arundel County (273 notices). The lowest concentration of moderate Hot Spots occurred in 11 jurisdictions including Allegany, Calvert, Charles, Kent, Garrett, Queen Anne’s, St. Mary’s, Talbot, Worcester , Wicomico counties and Baltimore City, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,640 notices or 28.0 percent of the total occurred in 44 communities within 14 jurisdictions. Baltimore City had the highest concentration with 374 notices in this category followed by Prince George’s County (332 notices). Caroline, Carroll, Dorchester, Queen Anne’s and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 31.0 percent of the total and received 1,767 notices in 31 communities within 10 jurisdictions in May. The largest concentration was in Prince George’s County with 849 notices or 48.0 percent of the total followed by Baltimore City (488 notices or 27.6 percent share). These two jurisdictions received 1,337 notices in May capturing 75.7 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 and 20774 zip codes). 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 155 notices or 59.4 percent of all severe Hot Spots notices in May. In this county, notices were clustered in the Capitol Heights and Suitland neighborhoods serving areas within the 20743 and 20746 zip codes, respectively.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	49	0	0	0	49	0.8%
Anne Arundel	273	248	0	0	521	9.0%
Baltimore	405	186	229	0	820	14.2%
Baltimore City	14	374	488	14	890	15.4%
Calvert	37	70	0	0	107	1.9%
Caroline	0	28	11	0	39	0.7%
Carroll	80	47	0	0	127	2.2%
Cecil	54	0	33	0	87	1.5%
Charles	25	71	79	92	267	4.6%
Dorchester	0	26	15	0	41	0.7%
Frederick	138	0	0	0	138	2.4%
Garrett	13	0	0	0	13	0.2%
Harford	122	99	13	0	234	4.1%
Howard	127	0	0	0	127	2.2%
Kent	13	0	0	0	13	0.2%
Montgomery	435	60	0	0	495	8.6%
Prince George's	107	332	849	155	1,443	25.0%
Queen Anne's	16	15	12	0	43	0.7%
Somerset	0	0	0	0	0	0.0%
St. Mary's	12	73	0	0	85	1.5%
Talbot	30	0	0	0	30	0.5%
Washington	86	0	0	0	86	1.5%
Wicomico	49	0	0	0	49	0.8%
Worcester	22	11	38	0	71	1.2%
Statewide	2,107	1,640	1,767	261	5,775	100.0%
Hot Spots Share	36.0%	28.0%	31.0%	5.0%	100.0%	
Share of NOI	32.0%	25.0%	27.0%	4.0%	89.0%	

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

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

