

NOTICES OF INTENT TO FORECLOSE IN MARYLAND NOVEMBER 2013 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 730,000 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 November 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 727,432 NOIs issued to homeowners statewide have been received by DLLR through November 2013 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead all jurisdictions with a 24.2 percent share of NOIs or 176,326 notices followed by Baltimore City with 98,010 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through November 2013 include Baltimore County (93,025 notices or 12.8 percent), Montgomery County (79,000 notices or 10.9 percent), Anne Arundel County (58,670 notices or 8.1 percent), Harford County (29,111 notices or 4.0 percent), Charles County (28,308 notices or 3.9 percent), Frederick County (25,964 notices or 3.6 percent) and Howard County (22,289 notices or 3.1 percent). Together, these jurisdictions have received a total of 610,703 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 – November 2013

Jurisdiction	Number	% of Total
Allegany	4,879	0.7%
Anne Arundel	58,670	8.1%
Baltimore	93,025	12.8%
Baltimore City	98,010	13.5%
Calvert	12,261	1.7%
Caroline	5,591	0.8%
Carroll	14,722	2.0%
Cecil	11,874	1.6%
Charles	28,308	3.9%
Dorchester	4,801	0.7%
Frederick	25,964	3.6%
Garrett	2,449	0.3%
Harford	29,111	4.0%
Howard	22,289	3.1%
Kent	2,572	0.4%
Montgomery	79,000	10.9%
Prince George's	176,326	24.2%
Queen Anne's	6,115	0.8%
Somerset	2,421	0.3%
St. Mary's	10,358	1.4%
Talbot	3,626	0.5%
Washington	16,688	2.3%
Wicomico	10,173	1.4%
Worcester	8,199	1.1%
Statewide	727,432	100.0%

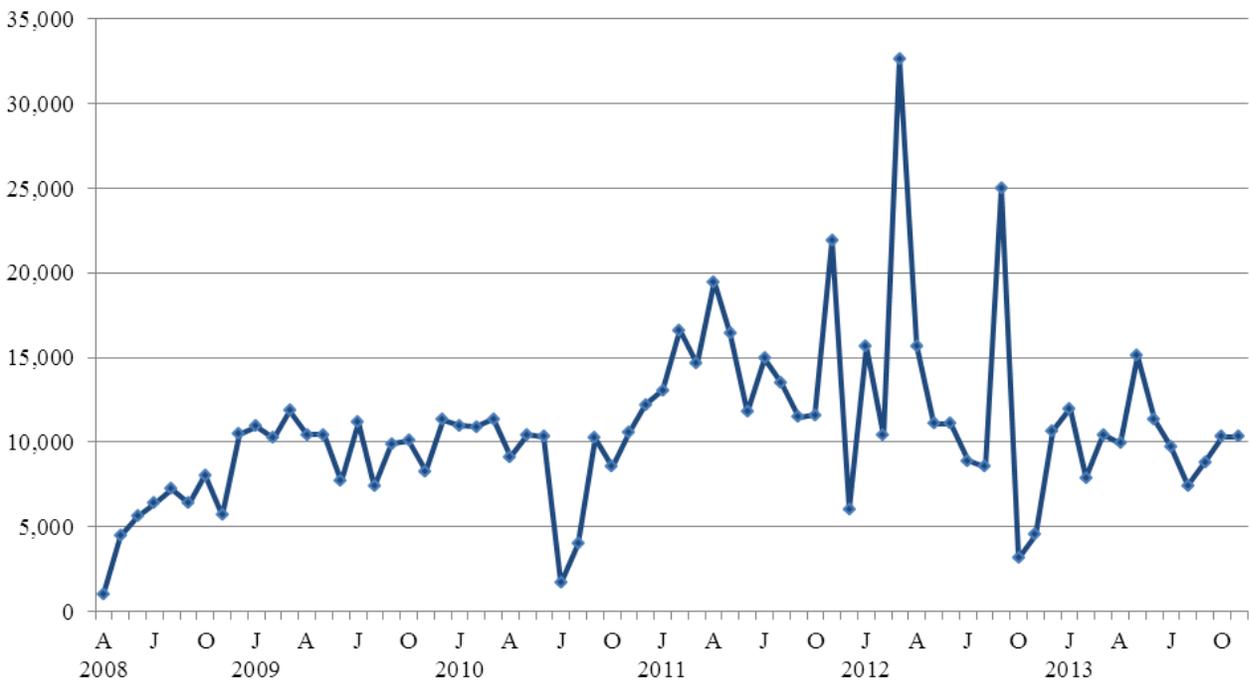
Source – DLLR and DHCD, Office of Research

November NOIs fell slightly by 0.2 percent from 10,334 in the prior month to 10,318 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,245 notices or 21.8 percent) followed by Baltimore City (1,505 notices or 14.6 percent), Baltimore County (1,444 notices or 14.0 percent), Anne Arundel County (900 notices or 8.7 percent) and Montgomery County (861 notices or 8.3 percent) as shown in Table 2. Together, these jurisdictions received a total of 6,955 notices or 67.4 percent of all NOIs issued for the month. On an annual basis, NOIs increased by 127.8 percent.

NOIs in October increased in 15 Maryland jurisdictions from the prior month but fell in the other 13. The largest increases were in Caroline County (83.7 percent), Howard County (22.3 percent), Wicomico County (22.0 percent) and Baltimore City (12.8 percent).

Compared with a year ago, NOIs increased in all Maryland jurisdictions with the largest increases in Caroline County (267.4 percent), Talbot County (255.6 percent), Somerset County (216.7 percent), Dorchester County (177.8 percent), St. Mary’s (176.8 percent) and Anne Arundel County (171.9 percent).

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



Source – DLLR and DHCD, Office of Research

Table 2
Notices of Intent to Foreclose in Maryland
November 2013

Jurisdiction	Number	% of Total	% Change From	
			Oct-13	Nov-12
Allegany	79	0.8%	5.3%	102.6%
Anne Arundel	900	8.7%	0.9%	171.9%
Baltimore	1,444	14.0%	2.1%	146.4%
Baltimore City	1,505	14.6%	12.8%	113.8%
Calvert	188	1.8%	9.3%	116.1%
Caroline	169	1.6%	83.7%	267.4%
Carroll	232	2.2%	3.1%	136.7%
Cecil	198	1.9%	-8.3%	102.0%
Charles	420	4.1%	0.7%	150.0%
Dorchester	75	0.7%	-10.7%	177.8%
Frederick	310	3.0%	-13.4%	131.3%
Garrett	40	0.4%	-11.1%	66.7%
Harford	444	4.3%	-0.9%	101.8%
Howard	318	3.1%	22.3%	135.6%
Kent	46	0.4%	-13.2%	84.0%
Montgomery	861	8.3%	-14.2%	97.0%
Prince George's	2,245	21.8%	-6.2%	132.4%
Queen Anne's	88	0.9%	-8.3%	109.5%
Somerset	38	0.4%	-17.4%	216.7%
St. Mary's	155	1.5%	-2.5%	176.8%
Talbot	64	0.6%	8.5%	255.6%
Washington	240	2.3%	-8.4%	100.0%
Wicomico	172	1.7%	22.0%	109.8%
Worcester	87	0.8%	-2.2%	17.6%
Statewide	10,318	100.0%	-0.2%	127.8%

Source – DLLR and DHCD, Office of Research

AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through November 2013 showed that financial institutions/lenders in Maryland allowed an average of 201 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to November 2013 show that 91.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 9.0 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 November 2013, financial institutions/lenders allowed an average of 412 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 17.6 percent or 62 days more from the previous month (Chart 2). Compared with November 2012, the average days past due increased by 19.2 percent or 66 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in November. The highest average days past due were recorded in Baltimore County (540 days) followed by Montgomery County (454 days), Howard County (437 days), Washington County (428 days), Wicomico County (426 days) and Charles County (418 days).

Compared with a year ago, the average number of days past due grew in 16 Maryland jurisdictions but declined in the other eight. Notable increases from the prior year were in Talbot County (100.3 percent), Baltimore County (74.1 percent), Washington County (55.0 percent), Charles County (54.3 percent) and Wicomico County (30.9 percent).

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



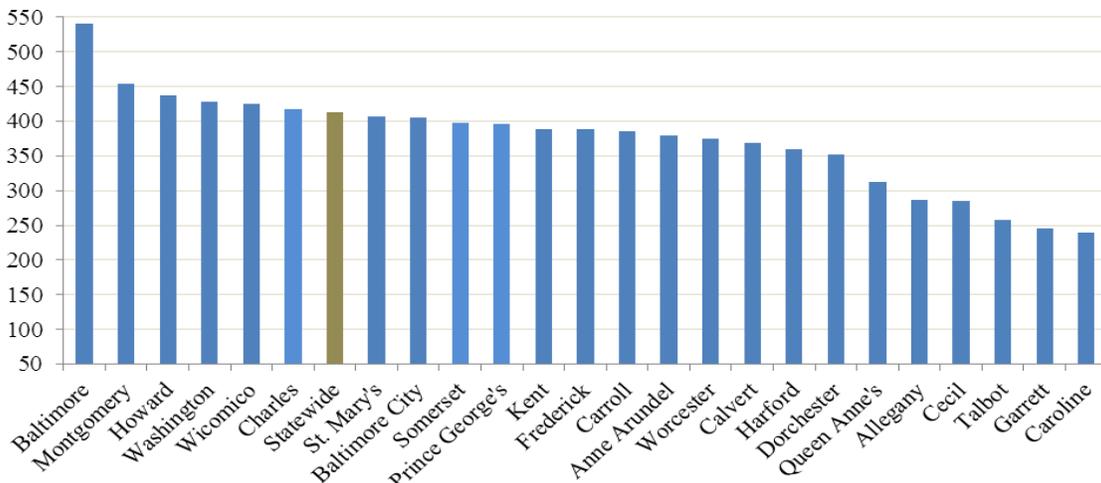
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Oct-13	Nov-12
Allegany	287	-2.1%	-1.8%
Anne Arundel	379	8.1%	12.0%
Baltimore	540	66.2%	74.1%
Baltimore City	406	15.9%	28.3%
Calvert	369	7.0%	22.2%
Caroline	240	-36.4%	-37.0%
Carroll	385	47.8%	28.1%
Cecil	285	-10.9%	-3.3%
Charles	418	21.8%	54.3%
Dorchester	352	21.7%	-10.5%
Frederick	389	3.0%	9.9%
Garrett	245	46.2%	22.6%
Harford	359	9.9%	17.5%
Howard	437	15.7%	6.7%
Kent	389	8.2%	7.4%
Montgomery	454	15.6%	19.1%
Prince George's	396	4.0%	-2.4%
Queen Anne's	313	70.4%	-25.0%
Somerset	398	-1.7%	-1.3%
St. Mary's	407	48.6%	5.4%
Talbot	258	27.2%	100.3%
Washington	428	21.4%	55.0%
Wicomico	426	29.2%	30.9%
Worcester	375	-11.0%	-16.4%
Statewide	412	17.6%	19.2%

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,297 for notices received from April 2008 to November 2013 and \$14,682 for November 2013 alone. The average owed in November 2013 increased 21.0 percent from the preceding month and by 0.4 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 201 days, the monthly payment owed per homeowner totals \$1,739 for notices received from April 2008 through November 2013 and \$2,261 for October 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 November 2013 shows that the average amount owed exceeded \$10,000 in 22 Maryland jurisdictions but less in Garrett and Talbot counties. The highest amounts were in Caroline County (\$19,208) followed by Kent County (\$18,559), St. Mary's (\$17,137), Howard County (\$16,658), Worcester County (\$16,423) and Montgomery County (\$16,329). Compared with a year ago, average amounts increased in 13 Maryland jurisdictions but fell in the other 11. The largest increase was in Kent County (80.6 percent) and highest decrease was in Dorchester County (29.3 percent), Table 4.

Table 4
Average Amount Owed
November 2013

Jurisdiction	Amount	% Change From	
		Oct-13	Nov-12
Allegany	\$12,102	40.9%	26.9%
Anne Arundel	\$15,661	26.3%	-0.2%
Baltimore	\$14,682	30.4%	6.3%
Baltimore City	\$12,845	13.9%	18.0%
Calvert	\$14,027	18.4%	-18.9%
Caroline	\$19,208	63.7%	22.3%
Carroll	\$15,130	14.1%	-19.3%
Cecil	\$12,256	-6.4%	-16.4%
Charles	\$15,029	14.5%	3.9%
Dorchester	\$12,995	1.7%	-29.3%
Frederick	\$15,777	15.4%	-5.6%
Garrett	\$8,445	3.8%	40.8%
Harford	\$14,894	19.1%	11.1%
Howard	\$16,658	23.1%	-7.7%
Kent	\$18,559	57.2%	80.6%
Montgomery	\$16,329	22.9%	1.7%
Prince George's	\$14,361	15.0%	-12.5%
Queen Anne's	\$14,847	40.3%	-10.1%
Somerset	\$13,861	10.6%	39.9%
St. Mary's	\$17,137	72.4%	-4.0%
Talbot	\$9,438	0.5%	12.2%
Washington	\$15,356	39.5%	24.0%
Wicomico	\$15,034	41.7%	35.0%
Worcester	\$16,423	22.5%	-12.0%
Statewide	\$14,682	21.0%	0.4%

Source – DLLR and DHCD, Office of Research

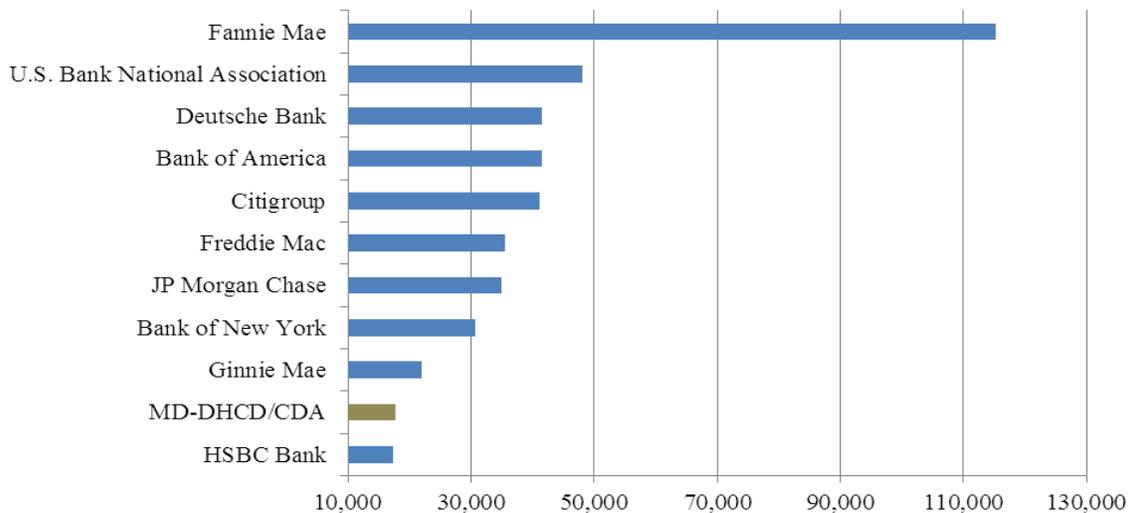
SECURED PARTIES

Notices received from April 2008 to November 2013 indicate that there were 2,406 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 November 2013, Wells Fargo Bank remained the largest secured party in Maryland with 123,255 loans or 16.9 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 115,192 loans or a 15.8 percent share followed by U.S. Bank National Association (48,089 loans or 6.6 percent); Deutsche Bank (41,617 loans or 5.7 percent); Bank of America (41,515 loans or 5.7 percent); Citigroup (41,076 loans or 5.6 percent); Freddie Mac (35,543 loans or 4.9 percent); JP Morgan Chase (34,977 loans or a 4.8 percent); Bank of New York (30,637 loans or 4.2 percent) and Ginnie Mae (21,958 loans or 3.0 percent). Together, these secured parties have 533,859 loans that are in default or 79.1 percent of the total (Table 5).

For notices dated November 2013, Fannie Mae led all secured parties statewide with 2,548 loans capturing 27.5 percent of the total followed by JP Morgan Chase (1,166 loans or 12.6 percent), Freddie Mac with 1,012 loans or 10.9 percent (Table 6). Other secured parties with more than 500 loans in November were Ginnie Mae (803 loans or 8.7 percent), Citigroup (746 loans or 8.0 percent) and Bank of America (708 loans or 7.6 percent). For November 2013 notices, these secured parties have a total of 6,983 loans or 75.2 percent of all loans in default for secured parties with more than 50 loans.

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



Source – DLLR and DHCD, Office of Research

Table 5

**Secured Parties - 1,000 Plus Loans
April 2008 - November 2013**

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	123,255	16.9%
Fannie Mae	115,192	15.8%
U.S. Bank National Association	48,089	6.6%
Deutsche Bank	41,617	5.7%
Bank of America	41,515	5.7%
Citigroup	41,076	5.6%
Freddie Mac	35,543	4.9%
JP Morgan Chase	34,977	4.8%
Bank of New York	30,637	4.2%
Ginnie Mae	21,958	3.0%
MD-DHCD/CDA	17,822	2.4%
HSBC Bank	17,410	2.4%
Nationstar Mortgage LLC	10,152	1.4%
Aurora Bank	9,567	1.3%
Wachovia Bank	8,516	1.2%
General Motors Acceptance Corporation	6,875	0.9%
BAC Home Loans Servicing	5,423	0.7%
LaSalle Bank	5,179	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
Countrywide Home Loans	3,334	0.5%
PNC Bank	3,286	0.5%
BB&T Bank	3,103	0.4%
M&T Bank	2,591	0.4%
Mortgage Electric Registration System	2,492	0.3%
First Horizon Home Loans	2,394	0.3%
First Tennessee Bank	2,225	0.3%
SunTrust Bank	2,120	0.3%
Capital One	2,098	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
MidFirst Bank	1,963	0.3%
American Home Mortgage Asset Trust	1,904	0.3%
EMC Mortgage Corporation	1,766	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
American Home Mortgage Servicing	1,371	0.2%
Washington Mutual	1,325	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,319	0.2%
Ocwen Loan Servicing	1,250	0.2%
BSMF	1,237	0.2%
CIT Consumer Finance	1,201	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,136	0.2%
<i>Selected Secured Parties</i>	<i>674,852</i>	<i>100.0%</i>

Source – DLLR and DHCD, Office of Research

Table 6
Secured Parties – 50 Plus Loans
November 2013

Secured Party	Loans Secured	% of Total
Fannie Mae	2,548	27.5%
JP Morgan Chase	1,166	12.6%
Freddie Mac	1,012	10.9%
Ginnie Mae	803	8.7%
Citigroup	746	8.0%
Bank of America	708	7.6%
Bank of New York	497	5.4%
Wells Fargo Bank	448	4.8%
U.S. Bank National Association	434	4.7%
Nationstar Mortgage LLC	280	3.0%
MD-DHCD/CDA	271	2.9%
Deutsche Bank	205	2.2%
HSBC Bank	86	0.9%
Ocwen Loan Servicing	77	0.8%
<i>Selected Secured Parties</i>	<i>9,281</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 November 2013 indicate that there were 1,121 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Bank of America retained its lead as the largest servicer for the third consecutive month since April 2008 with 141,637 mortgages accounting for 20.4 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	141,637	20.4%
Wells Fargo Bank	138,226	19.9%
JP Morgan Chase	70,441	10.1%
Citigroup	58,784	8.5%
Nationstar Mortgage LLC	37,428	5.4%
America's Servicing Company	29,141	4.2%
American Home Mortgage Servicing	17,339	2.5%
Bogman Inc	14,519	2.1%
One West Bank	13,418	1.9%
General Motors Acceptance Corporation	12,960	1.9%
Litton Loan Servicing	11,423	1.6%
EMC Mortgage Corporation	11,353	1.6%
Ocwen Loan Servicing	9,296	1.3%
M&T Bank	7,807	1.1%
Washington Mutual	7,554	1.1%
Aurora Bank	6,525	0.9%
Wachovia Bank	6,004	0.9%
Carrington Mortgage Services	5,385	0.8%
Chase Manhattan Bank	5,202	0.7%
PNC Bank	4,753	0.7%
Countrywide Home Loans	4,253	0.6%
Seterus Inc	4,100	0.6%
SunTrust Bank	3,797	0.5%
Capital One	3,534	0.5%
Select Portfolio Servicing	3,455	0.5%
Saxon Mortgage Services	3,359	0.5%
Homeward Residential, Inc	3,265	0.5%
EverHome Mortgage Company	3,211	0.5%
HSBC Bank	3,124	0.4%
Selected Servicers	661,428	100.0%

Source – DLLR and DHCD, Office of Research

The second largest servicer was Wells Fargo Bank with 138,226 mortgages or 19.9 percent of loans in default followed by JP Morgan Chase (70,441 mortgages or 10.1 percent), Citigroup (58,784 mortgages or 8.5 percent), Nationstar Mortgage LLC (37,428 mortgages or 5.4 percent), America's Servicing Company (29,141 mortgages or 4.2 percent), American Home Mortgage Servicing (17,339 mortgages or 2.5 percent), Bogman Inc (14,519 mortgages or 2.1 percent), One West Bank (13,418 mortgages or 1.9 percent), General Motors Acceptance Corporation (12,960 loans or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.6 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.6 percent). Together, these servicers have 556,669 loans or an 84.2 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated November 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 2,073 loans or a 21.5 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in November include Citigroup (2,040 mortgages or 21.2 percent), Bank of America (1,616 mortgages or 16.8 percent) and Nationstar Mortgage LLC (1,425 mortgages or 14.8 percent). In total, 7,154 mortgages or 74.3 percent in default were processed by these lenders among servicers with mortgage inventory of more than 50 loans statewide in November 2013.

Table 8
Servicers - 50 Plus Loans
November 2013

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	2,073	21.5%	142
Citigroup	2,040	21.2%	679
Bank of America	1,616	16.8%	2
Nationstar Mortgage LLC	1,425	14.8%	373
Ocwen Loan Servicing	410	4.3%	510
Green Tree Servicing LLC	354	3.7%	1,071
Wells Fargo Bank	348	3.6%	267
M&T Bank	263	2.7%	140
Bogman Inc	152	1.6%	95
Select Portfolio Servicing	135	1.4%	953
Caliber Home Loans	105	1.1%	150
Seterus Inc	103	1.1%	515
EverHome Mortgage Company	83	0.9%	340
Resurgent Mortgage Servicing	79	0.8%	628
Bayview Loan Servicing	71	0.7%	422
PNC Bank	68	0.7%	251
Carrington Mortgage Services	67	0.7%	200
Specialized Loan Servicing LLC	62	0.6%	847
Cenlar FSB	61	0.6%	82
Capital One	60	0.6%	58
One West Bank	53	0.6%	452
Selected Servicers	9,628	100.0%	350

Source – DLLR and DHCD, Office of Research

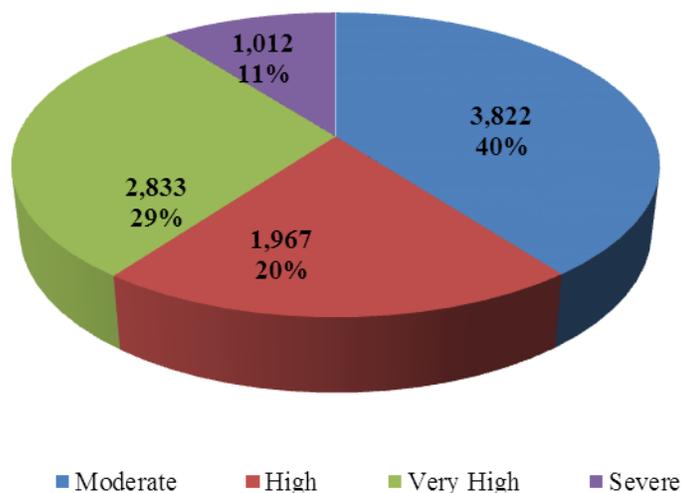
NOI HOT SPOTS IN MARYLAND

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 November 2013, the State average NOI rate was 134 households per NOI received. Overall, a total of 9,634 NOIs, accounting for 93.0 percent of all notices received in November 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 3,822 notices in 118 communities, accounting for 40.0 percent of NOIs in all Hot Spots and 37.0 percent of all NOIs in November 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 1,967 notices in 39 communities, accounting for 20.0 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
November 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 2,833 notices in 37 communities, representing 29.0 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 1,012 notices in 12 communities, accounting for 11.0 percent of all NOI Hot Spots communities, and 10.0 percent of notices received statewide in November 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,226 notices or 23.1 percent of the total, followed by Baltimore City with 1,488 notices or 15.4 percent; Baltimore County with 1,378 notices or 14.3 percent; Anne Arundel County with 854 notices or a 8.9 percent share and Montgomery County with 791 notices or 8.2 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 40.0 percent of total Hot Spots with 3,822 notices in 118 communities in November. The highest concentration of moderate NOI Hot Spots were in Montgomery County (748 notices) followed by Baltimore County (572 notices) and Anne Arundel County (401 notices). The lowest concentration of moderate Hot Spots occurred in seven jurisdictions including Cecil, Charles, Garrett, Kent, Queen Anne’s, Somerset, and Talbot counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,967 notices or 20.0 percent of the total occurred in 39 communities within 13 jurisdictions. Baltimore County had the highest concentration with 539 notices in this category followed by Prince George’s County (506 notices) and Anne Arundel County (360 notices). Calvert, Carroll, Charles, Dorchester, Montgomery, Queen Anne’s and Washington counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 29.0 percent of the total and received 2,833 notices in 37 communities within 11 jurisdictions in November. The largest concentration was in Prince George’s County with 1,116 notices or 39.4 percent of the total followed by Baltimore City with 731 notices or 25.8 percent share). These two jurisdictions received 1,847 notices in November capturing 65.2 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Fort Washington (20744 zip code) and Upper Marlboro (20772 zip code). In Baltimore City, notices were received mainly in the Arlington and Clifton neighborhoods serving areas within the 21206 and 21213 zip codes.

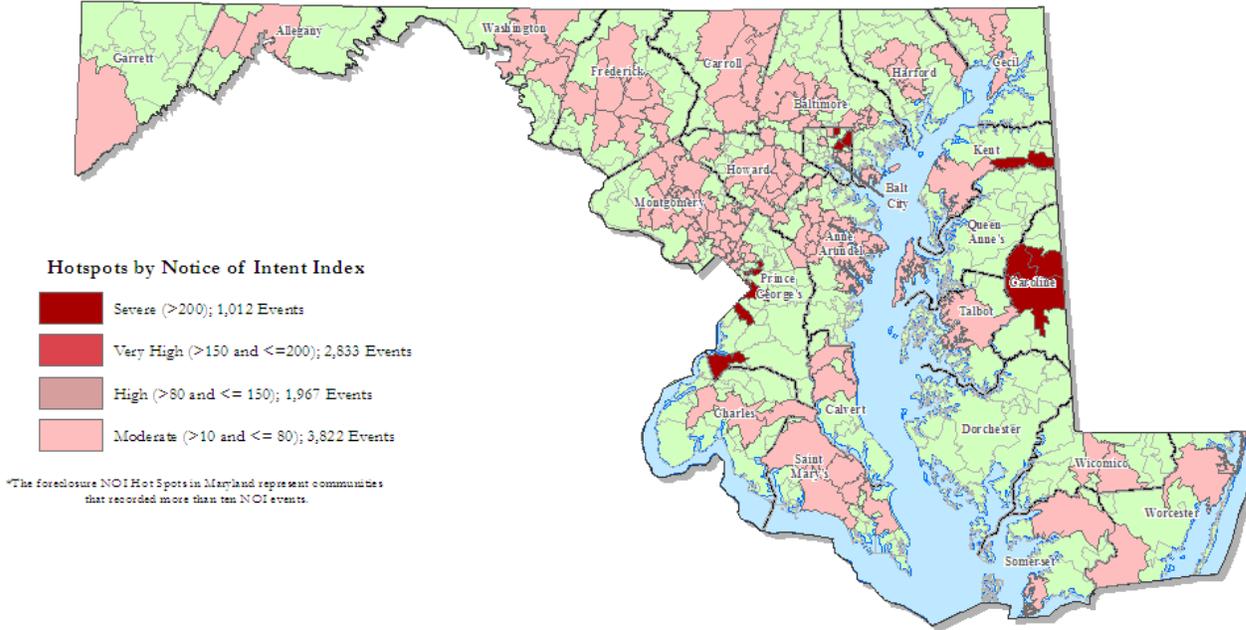
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Baltimore City (448 notices or 44.3 percent) and Prince George’s County (444 notices or 43.9 percent) of all severe Hot Spots notices in November. Notices in the City were concentrated primarily in the areas of Arlington (21206 zip code) and Clifton (21213 zip code). In Prince George’s County, notices were clustered in the Capitol Heights and Temple Hills neighborhoods serving areas within the 20743 and 20748, respectively.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	62	0	0	0	62	0.6%
Anne Arundel	401	360	93	0	854	8.9%
Baltimore	572	539	267	0	1,378	14.3%
Baltimore City	203	106	731	448	1,488	15.4%
Calvert	52	41	78	0	171	1.8%
Caroline	0	0	47	106	153	1.6%
Carroll	190	28	0	0	218	2.3%
Cecil	42	136	0	0	178	1.8%
Charles	45	22	319	0	386	4.0%
Dorchester	0	37	23	0	60	0.6%
Frederick	249	0	20	0	269	2.8%
Garrett	16	0	0	0	16	0.2%
Harford	183	98	108	0	389	4.0%
Howard	300	0	0	0	300	3.1%
Kent	17	0	0	14	31	0.3%
Montgomery	748	43	0	0	791	8.2%
Prince George's	160	506	1,116	444	2,226	23.1%
Queen Anne's	35	36	0	0	71	0.7%
Somerset	23	0	0	0	23	0.2%
St. Mary's	127	0	0	0	127	1.3%
Talbot	45	0	0	0	45	0.5%
Washington	177	15	0	0	192	2.0%
Wicomico	98	0	31	0	129	1.3%
Worcester	77	0	0	0	77	0.8%
Statewide	3,822	1,967	2,833	1,012	9,634	100.0%
Hot Spots Share	40.0%	20.0%	29.0%	11.0%	100.0%	
Share of NOI	37.0%	19.0%	27.0%	10.0%	93.0%	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 12/20/2013