

NOTICES OF INTENT TO FORECLOSE IN MARYLAND SEPTEMBER 2014 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 800,000 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 September 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 800,082 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 301,534 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 192,766 notices followed by Baltimore City with 108,146 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through September 2014 include Baltimore County (102,972 notices or 12.9 percent), Montgomery County (85,469 notices or 10.7 percent), Anne Arundel County (64,813 notices or 8.1 percent), Harford County (32,173 notices or 4.0 percent), Charles County (31,351 notices or 3.9 percent), Frederick County (28,398 notices or 3.5 percent) and Howard County (24,382 notices or 3.0 percent). Together, these jurisdictions have received a total of 670,470 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 – September 2014

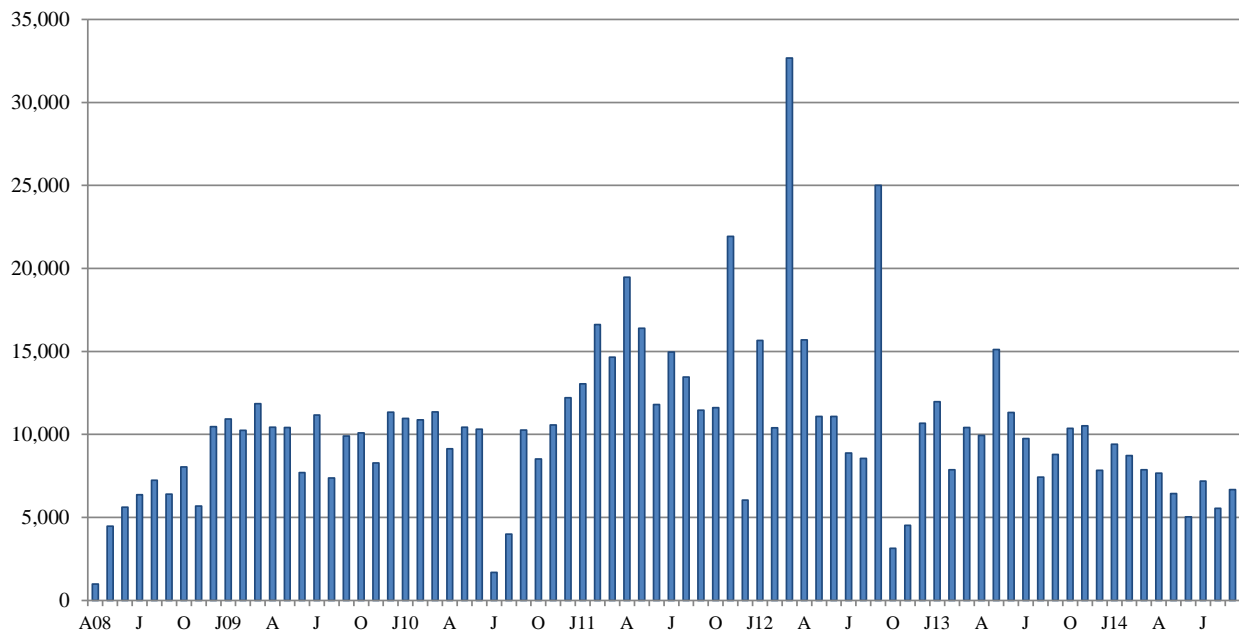
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,524	0.7%	2,257
Anne Arundel	64,813	8.1%	24,666
Baltimore	102,972	12.9%	38,432
Baltimore City	108,146	13.5%	39,373
Calvert	13,637	1.7%	5,104
Caroline	6,176	0.8%	2,271
Carroll	16,211	2.0%	6,094
Cecil	13,337	1.7%	5,151
Charles	31,351	3.9%	11,708
Dorchester	5,335	0.7%	2,007
Frederick	28,398	3.5%	11,107
Garrett	2,761	0.3%	1,106
Harford	32,173	4.0%	12,067
Howard	24,382	3.0%	9,274
Kent	2,876	0.4%	1,133
Montgomery	85,469	10.7%	33,428
Prince George's	192,766	24.1%	72,015
Queen Anne's	6,874	0.9%	2,671
Somerset	2,673	0.3%	973
St. Mary's	11,438	1.4%	4,203
Talbot	4,121	0.5%	1,637
Washington	18,336	2.3%	7,031
Wicomico	11,292	1.4%	4,309
Worcester	9,021	1.1%	3,517
Total Apr 2008 - Sept 2014	800,082	100.0%	301,534

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

September NOIs increased 20.1 percent from the prior month to 6,671 after falling 22.8 percent in August (Chart 1). The monthly increase is due in part to servicers clearing out protracted backlog of delinquencies from the early summer months. Compared with year ago levels, NOIs decreased 24.1 percent. When broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,488 notices or 22.3 percent) followed by Baltimore City (979 notices or 14.7 percent), Baltimore County (943 notices or 14.1 percent), Montgomery County (575 notices or 8.6 percent) and Anne Arundel County (568 notices or 8.5 percent) as shown in Table 2. Together, these jurisdictions received a total of 4,553 notices or 68.2 percent of all NOIs issued for the month.

NOIs in September increased in all Maryland jurisdictions from the prior month with the exception of Somerset County which fell 26.3 percent. Compared with a year ago, NOIs fell in 23 Maryland jurisdictions except in Garrett County where NOIs increased 38.1 percent. The largest declines were in Somerset (69.6 percent), Dorchester (46.7 percent) and St. Mary’s (40.4 percent) counties.

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



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

Table 2
Notices of Intent to Foreclose in Maryland
September 2014

Jurisdiction	Number	% of Total	% Change From	
			Aug-14	Sep-13
Allegany	74	1.1%	25.4%	-5.1%
Anne Arundel	568	8.5%	26.2%	-21.5%
Baltimore	943	14.1%	22.0%	-23.0%
Baltimore City	979	14.7%	20.4%	-24.3%
Calvert	122	1.8%	15.1%	-33.3%
Caroline	54	0.8%	8.0%	-11.5%
Carroll	124	1.9%	5.1%	-36.4%
Cecil	138	2.1%	35.3%	-11.5%
Charles	268	4.0%	10.7%	-28.2%
Dorchester	40	0.6%	29.0%	-46.7%
Frederick	245	3.7%	32.4%	-16.7%
Garrett	29	0.4%	7.4%	38.1%
Harford	275	4.1%	29.7%	-22.3%
Howard	177	2.7%	14.2%	-28.0%
Kent	30	0.4%	87.5%	-26.8%
Montgomery	575	8.6%	17.1%	-27.3%
Prince George's	1,488	22.3%	17.7%	-22.3%
Queen Anne's	75	1.1%	29.3%	-20.2%
Somerset	14	0.2%	-26.3%	-69.6%
St. Mary's	84	1.3%	15.1%	-40.4%
Talbot	44	0.7%	37.5%	-25.4%
Washington	155	2.3%	6.9%	-21.3%
Wicomico	94	1.4%	6.8%	-34.7%
Worcester	76	1.1%	72.7%	-9.5%
Statewide	6,671	100.0%	20.1%	-24.1%

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

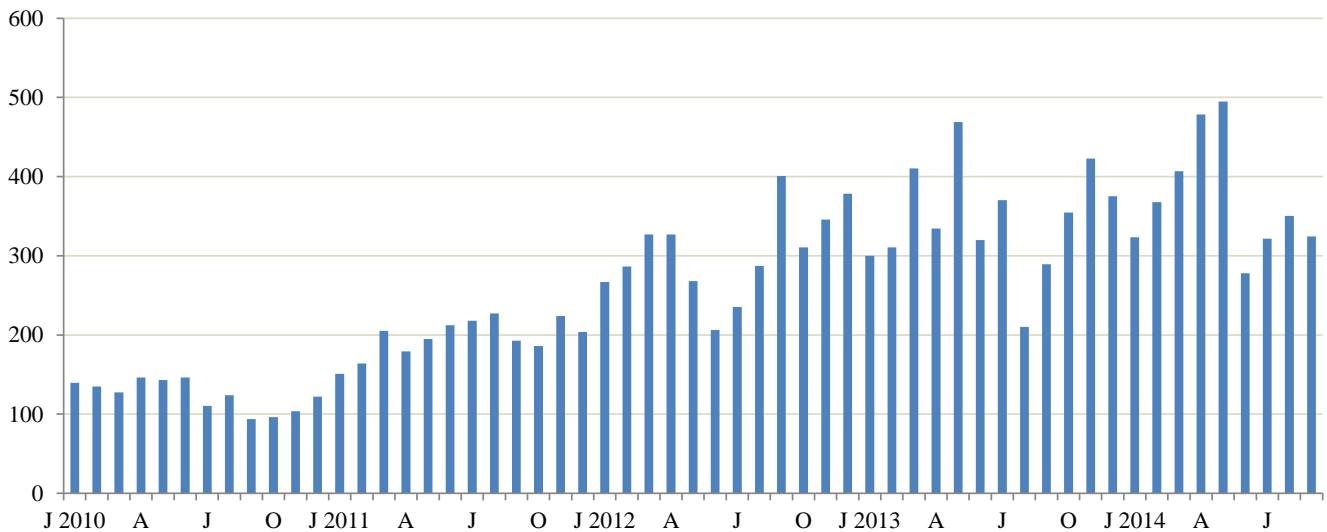
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through September 2014 indicates that financial institutions/lenders in Maryland allowed an average of 224 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to September 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 495 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 September 2014, financial institutions/lenders allowed an average of 325 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 7.4 percent or 26 days below the previous month (Chart 2). Compared with September 2013, the average days past due increased by 12.1 percent or 35 days more as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in September with the highest average days past due in Somerset County (519 days) followed by Allegany and counties (487 days, each), Talbot County (443 days), Charles County (438 days), Queen Anne's County (432 days) and Wicomico County (404 days).

Compared with a year ago, the average number of days past due increased in 20 Maryland jurisdictions but fell in Carroll, Dorchester, Kent and Worcester counties. The highest increases were in Somerset County (218.1 percent) followed by Allegany County (170.2 percent) and Charles County (154.1 percent).

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



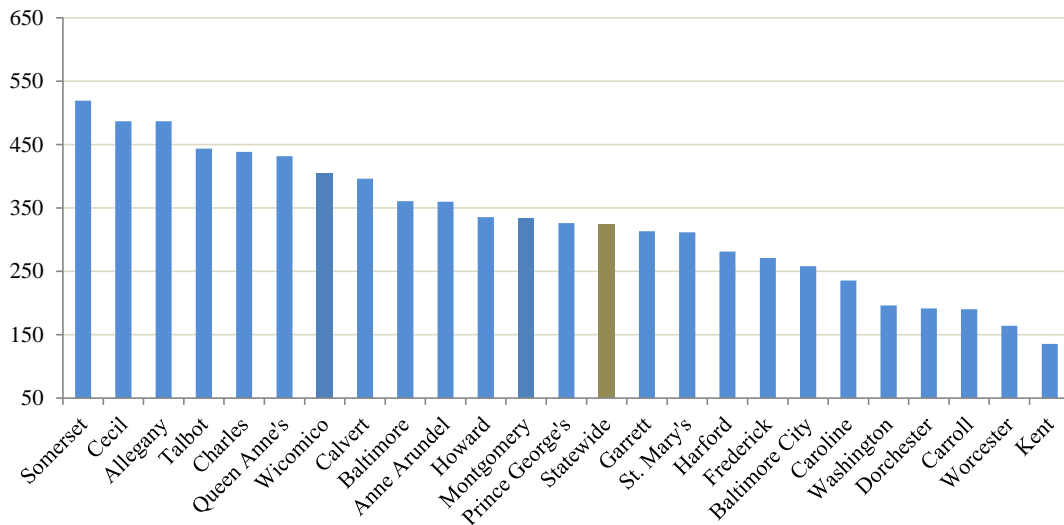
Source – DLLR and DHCD, Office of Policy, Planning and Research

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

Jurisdiction	Days	% Change From	
		Aug-14	Sep-13
Allegany	487	68.7%	170.2%
Anne Arundel	360	11.7%	84.3%
Baltimore	361	22.2%	70.8%
Baltimore City	258	-25.4%	20.2%
Calvert	396	37.6%	84.9%
Caroline	236	-39.4%	26.3%
Carroll	190	2.6%	-24.6%
Cecil	487	169.5%	106.2%
Charles	438	30.4%	154.1%
Dorchester	191	-29.5%	-12.1%
Frederick	271	-19.1%	29.8%
Garrett	313	83.6%	16.5%
Harford	281	23.6%	29.0%
Howard	336	28.3%	99.7%
Kent	136	24.8%	-18.0%
Montgomery	333	10.4%	75.3%
Prince George's	326	-24.7%	41.7%
Queen Anne's	432	120.9%	68.1%
Somerset	519	194.8%	218.1%
St. Mary's	312	25.0%	88.4%
Talbot	443	97.0%	140.2%
Washington	196	-40.1%	7.8%
Wicomico	404	65.9%	85.5%
Worcester	164	-33.7%	-47.2%
Statewide	325	-7.4%	12.1%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,307 for notices received from April 2008 to September 2014 and \$9,292 for September 2014 alone. The average owed in September 2014 decreased 7.9 percent from the preceding month and was down 12.9 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 224 days, the monthly payment owed per homeowner totals \$1,567 for notices received from April 2008 through September 2014 and \$1,288 for September 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 September 2014 show that the average amount owed exceeded \$10,000 in nine Maryland jurisdictions but were lower in the remaining 15 with the lowest amount in Somerset County. The highest amounts were in Talbot County (\$22,817) followed by Wicomico County (\$14,550). Compared with a year ago, average amounts decreased in 19 Maryland jurisdictions with the largest declines in Dorchester County, St. Mary's and Worcester County but increased in the other five (Table 4).

Table 4
Average Amount Owed
September 2014

Jurisdiction	Amount	% Change From	
		Aug-14	Sep-13
Allegany	\$11,948	12.9%	58.1%
Anne Arundel	\$8,889	-8.6%	-18.1%
Baltimore	\$10,125	-5.9%	-2.6%
Baltimore City	\$7,861	-26.2%	-20.8%
Calvert	\$10,323	7.9%	-4.8%
Caroline	\$9,782	8.3%	-11.9%
Carroll	\$8,704	8.3%	-13.7%
Cecil	\$11,515	33.4%	10.1%
Charles	\$10,509	3.1%	-1.0%
Dorchester	\$8,043	-25.0%	-34.6%
Frederick	\$9,265	2.8%	-12.4%
Garrett	\$8,855	-36.0%	-19.9%
Harford	\$9,216	-13.6%	-19.8%
Howard	\$9,628	-13.0%	2.3%
Kent	\$7,390	40.2%	-8.6%
Montgomery	\$10,422	3.1%	-9.9%
Prince George's	\$8,525	-12.9%	-25.0%
Queen Anne's	\$12,085	37.0%	-1.1%
Somerset	\$4,322	-78.0%	-16.2%
St. Mary's	\$7,180	-30.4%	-36.1%
Talbot	\$22,817	355.7%	236.5%
Washington	\$8,461	-10.0%	-8.3%
Wicomico	\$14,550	28.5%	55.3%
Worcester	\$6,069	-31.4%	-57.8%
Statewide	\$9,292	-7.9%	-12.9%

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

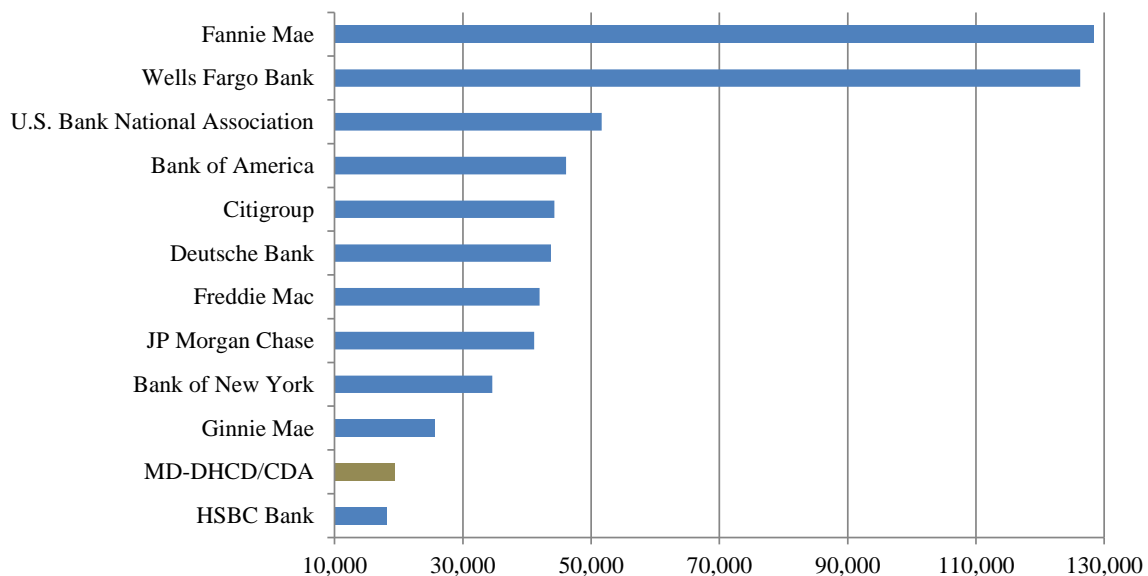
SECURED PARTIES

Notices received from April 2008 to September 2014 indicate that there were 2,737 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 September 2014, Fannie Mae remained the largest secured party in Maryland with 129,289 notices or 16.2 percent among all secured parties with 1,000 notices or greater (Chart 4). Wells Fargo Bank stayed in second position with 126,648 notices or a 15.8 percent share followed by U.S. Bank National Association (52,120 notices or 6.5 percent); Bank of America (46,408 notices or 5.8 percent); Citigroup (44,824 notices or 5.6 percent); Deutsche Bank (43,933 notices or 5.5 percent); Freddie Mac (42,674 notices or 5.3 percent); JP Morgan Chase (41,809 notices or a 5.2 percent); Bank of New York (35,024 notices or 4.4 percent) and Ginnie Mae (26,086 notices or 3.3 percent). Together, these secured parties have 626,949 notices that are in default or 84.6 percent of the total (Table 5).

For notices dated September 2014, Fannie Mae led all secured parties statewide with 913 loans capturing 16.1 percent of the total followed by JP Morgan Chase (710 loans or 12.5 percent). Other secured parties with more than 500 loans in September include Freddie Mac (684 loans or 12.1 percent) and Citigroup (558 loans or 9.8 percent) as shown in Table 6. For September notices, these secured parties captured a total of 2,865 loans or 50.6 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 – September 2014



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

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

Secured Party	Loans Secured	% of Total
Fannie Mae	129,289	16.2%
Wells Fargo Bank	126,648	15.8%
U.S. Bank National Association	52,120	6.5%
Bank of America	46,408	5.8%
Citigroup	44,824	5.6%
Deutsche Bank	43,933	5.5%
Freddie Mac	42,674	5.3%
JP Morgan Chase	41,809	5.2%
Bank of New York	35,024	4.4%
Ginnie Mae	26,086	3.3%
MD-DHCD/CDA	19,833	2.5%
HSBC Bank	18,301	2.3%
Nationstar Mortgage LLC	11,895	1.5%
Aurora Bank	9,563	1.2%
Wachovia Bank	8,508	1.1%
General Motors Acceptance Corporation	6,888	0.9%
BAC Home Loans Servicing	5,429	0.7%
LaSalle Bank	5,240	0.7%
Chase Manhattan Bank	3,684	0.5%
PNC Bank	3,671	0.5%
Bear Stearns	3,557	0.4%
BB&T Bank	3,331	0.4%
Countrywide Home Loans	3,330	0.4%
M&T Bank	2,979	0.4%
First Horizon Home Loans	2,510	0.3%
Mortgage Electric Registration System	2,480	0.3%
Capital One	2,471	0.3%
First Tennessee Bank	2,300	0.3%
SunTrust Bank	2,253	0.3%
MidFirst Bank	2,104	0.3%
Lehman Brothers	2,100	0.3%
Unknown	2,087	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,773	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,543	0.2%
Bayview Loan Servicing LLC	1,541	0.2%
Wilmington Trust	1,456	0.2%
CIT Consumer Finance	1,372	0.2%
American Home Mortgage Servicing	1,371	0.2%
Massachusetts Mutual Life Insurance Company	1,367	0.2%
Washington Mutual	1,329	0.2%
SACO	1,322	0.2%
BSMF	1,237	0.2%
Selected Secured Parties	741,032	100.0%

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

Table 6
Secured Parties – 50 Plus Loans
September 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	913	16.1%
JP Morgan Chase	710	12.5%
Freddie Mac	684	12.1%
Citigroup	558	9.8%
U.S. Bank National Association	494	8.7%
Bank of New York	423	7.5%
Ginnie Mae	401	7.1%
Wells Fargo Bank	385	6.8%
MD-DHCD/CDA	334	5.9%
Bank of America	307	5.4%
Deutsche Bank	178	3.1%
Christiana Bank & Trust	86	1.5%
Carrington	83	1.5%
Wilmington Trust	58	1.0%
Nationstar Mortgage LLC	52	0.8%
<i>Selected Secured Parties</i>	<i>5,666</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 September 2014 indicate that there were 1,304 mortgage servicers that have issued delinquent notices to Maryland homeowners. Among mortgage servicers with 1,000 notices or greater; Bank of America retained its lead as the largest servicer with 153,122 mortgage default notices accounting for 19.9 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	153,122	19.9%
Wells Fargo Bank	141,134	18.3%
JP Morgan Chase	84,459	11.0%
Citigroup	69,021	9.0%
Nationstar Mortgage LLC	48,115	6.2%
America's Servicing Company	29,272	3.8%
American Home Mortgage Servicing	17,340	2.3%
Bogman Inc	15,553	2.0%
One West Bank	13,718	1.8%
General Motors Acceptance Corporation	12,958	1.7%
Ocwen Loan Servicing	12,258	1.6%
Litton Loan Servicing	11,421	1.5%
EMC Mortgage Corporation	11,352	1.5%
M&T Bank	10,083	1.3%
Washington Mutual	7,554	1.0%
Aurora Bank	6,522	0.8%
Carrington Mortgage Services	6,335	0.8%
Seterus Inc	6,255	0.8%
Wachovia Bank	6,002	0.8%
PNC Bank	5,286	0.7%
Chase Manhattan Bank	5,187	0.7%
Select Portfolio Servicing	5,052	0.7%
Capital One	4,341	0.6%
Countrywide Home Loans	4,245	0.6%
SunTrust Bank	4,003	0.5%
Green Tree Servicing LLC	3,924	0.5%
EverHome Mortgage Company	3,621	0.5%
Saxon Mortgage Services	3,343	0.4%
Homeward Residential, Inc	3,266	0.4%
HSBC Bank	3,233	0.4%
Selected Servicers	735,188	100.0%

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

The second largest servicer was Wells Fargo Bank with 141,134 mortgage notices or 18.3 percent of loans in default followed by JP Morgan Chase (84,459 notices or 11.0 percent), Citigroup (69,021 notices or 9.0 percent), Nationstar Mortgage LLC (48,115 notices or 6.2 percent), America's Servicing Company (29,272 notices or 3.8 percent), American Home Mortgage Servicing (17,340 notices or 2.3 percent) and Bogman Inc (15,553 notices or 2.0 percent). Together, these servicers have 619,723 mortgage notices or a 84.3 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated September 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 1,256 loans or a 19.3 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in September include Citigroup (1,030 mortgages or 15.9 percent), Nationstar Mortgage LLC (887 mortgages or 13.7 percent) and Bank of America (743 mortgages or 11.4 percent). In total, 3,916 mortgages or 67.4 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in September 2014.

Table 8
Servicers - 50 Plus Loans
September 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	1,256	19.3%	86
Citigroup	1030	15.9%	258
Nationstar Mortgage LLC	887	13.7%	264
Bank of America	743	11.4%	315
Wells Fargo Bank	267	4.1%	261
M&T Bank	247	3.8%	223
Bogman Inc	218	3.4%	82
Select Portfolio Servicing	166	2.6%	1,159
Carrington Mortgage Services	165	2.5%	165
Ocwen Loan Servicing	143	2.2%	1,003
Caliber Home Loans	142	2.2%	150
Bayview Loan Servicing	131	2.0%	1,415
Shellpoint Mortgage Servicing	89	1.4%	475
Selene Finance	83	1.3%	1,061
Capital One	68	1.0%	137
Green Tree Servicing LLC	64	1.0%	451
Seterus Inc	59	0.9%	133
Cenlar FSB	53	0.8%	120
Selected Servicers	5,8,11	100.0%	282

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

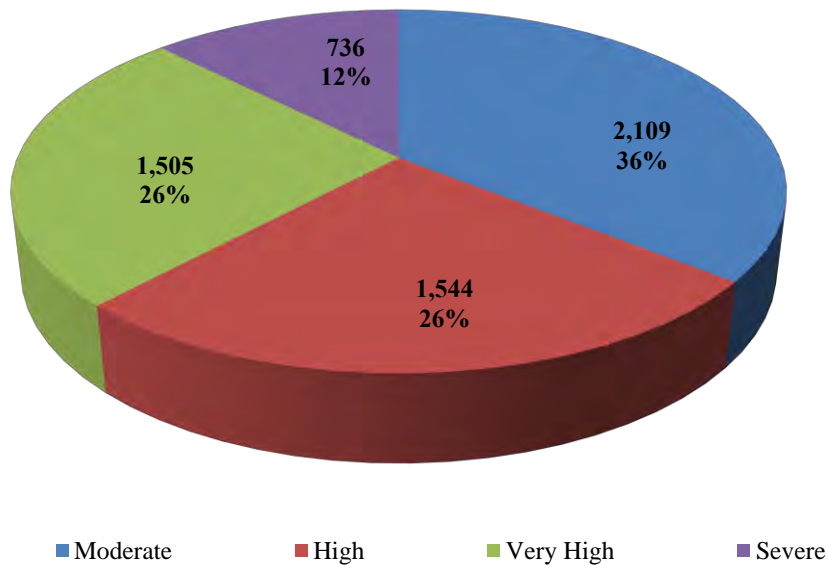
NOI HOT SPOTS IN MARYLAND

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 September 2014, the State average NOI rate was 200 households per NOI received. Overall, a total of 5,894 NOIs, accounting for 88.0 percent of all notices received in September 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 2,109 notices in 87 communities, accounting for 36.0 percent of NOIs in all Hot Spots and 32.0 percent of all NOIs in September 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 1,544 notices in 42 communities, accounting for 26.0 percent of NOIs in all Hot Spots and 23.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
September 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 1,505 notices in 24 communities, representing 26.0 percent of NOIs in all Hot Spots and 23.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 736 notices in 12 communities, accounting for 12.0 percent of all NOI Hot Spots communities and 11.0 percent of notices received statewide in September 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,455 notices or 24.7 percent of the total, followed by Baltimore City with 952 notices or 16.2 percent; Baltimore County with 878 notices or 14.9 percent and Anne Arundel County with 515 notices or 8.7 percent of total Hot Spots. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in eight jurisdictions including Caroline, Dorchester, Garrett, Kent, Queen Anne’s, St. Mary’s, Talbot and Worcester counties

“Moderate” NOI Hot Spots made up 36.0 percent of total Hot Spots with 2,109 notices in 87 communities in September. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 435 notices followed by Anne Arundel County (387 notices) and Baltimore County (279 notices). The lowest concentration of moderate Hot Spots occurred in 11 jurisdictions including Calvert, Charles, Dorchester, Garrett, Kent, Queen Anne’s, St. Mary’s, Talbot, Washington, Wicomico and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,544 notices or 26.0 percent of the total occurred in 42 communities within 15 jurisdictions. Prince George’s County had the highest concentration with 475 notices in this category followed by Baltimore County with 348 notices. Calvert, Caroline, Frederick, Harford, Queen Anne’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 26.0 percent of the total and received 1,505 notices in 24 communities within 10 jurisdictions in September. The largest concentration was in Prince George’s County with 597 notices or 39.7 percent of the total followed by Baltimore City (481 notices or 32.0 percent share). These two jurisdictions received 1,078 notices in September capturing 71.6 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Upper Marlboro within the 20772 and 20774 zip code areas. In Baltimore City, notices were mostly in Arlington serving the 21215 zip code area.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County (311 notices or 42.3 percent) and Baltimore City (261 notices or 35.5 percent) of all severe Hot Spots notices in September. In Prince George’s County, notices were clustered in the Capitol and District Heights neighborhoods serving areas within the 20743 and 20747 zip codes. In the City, notices were received in Carroll serving areas within the 21206 zip code designated areas.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	56	0	0	0	56	1.0%
Anne Arundel	387	77	51	0	515	8.7%
Baltimore	279	348	172	79	878	14.9%
Baltimore City	59	151	481	261	952	16.2%
Calvert	40	11	47	0	98	1.7%
Caroline	0	25	11	0	36	0.6%
Carroll	110	0	0	0	110	1.9%
Cecil	0	105	0	0	105	1.8%
Charles	16	76	52	85	229	3.9%
Dorchester	19	0	14	0	33	0.6%
Frederick	147	34	13	0	194	3.3%
Garrett	15	0	0	0	15	0.3%
Harford	145	31	67	0	243	4.1%
Howard	131	0	0	0	131	2.2%
Kent	15	0	0	0	15	0.3%
Montgomery	435	50	0	0	485	8.2%
Prince George's	72	475	597	311	1,455	24.7%
Queen Anne's	20	28	0	0	48	0.8%
Somerset	0	0	0	0	0	0.0%
St. Mary's	43	0	0	0	43	0.7%
Talbot	30	0	0	0	30	0.5%
Washington	45	74	0	0	119	2.0%
Wicomico	21	35	0	0	56	1.0%
Worcester	24	24	0	0	48	0.8%
Statewide	2,109	1,544	1,505	736	5,894	100.0%
Hot Spots Share	36.0%	26.0%	26.0%	12.0%	100.0%	
Share of NOI	32.0%	23.0%	23.0%	11.0%	88.0%	

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

**Exhibit 1: Notice of Intent to Foreclose
Hot Spots in Maryland – September 2014**

