

NOTICES OF INTENT TO FORECLOSE IN MARYLAND DECEMBER 2014 REPORT



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DECEMBER 2014 REPORT**

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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 820,000 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 December 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 819,818 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 322,255 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead other jurisdictions with a 24.0 percent share of NOIs or 197,046 notices followed by Baltimore City with 110,956 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through December 2014 include Baltimore County (105,802 notices or 12.9 percent), Montgomery County (87,170 notices or 10.6 percent), Anne Arundel County (66,506 notices or 8.1 percent), Harford County (33,042 notices or 4.0 percent), Charles County (32,251 notices or 3.9 percent), Frederick County (29,044 notices or 3.5 percent) and Howard County (24,916 notices or 3.0 percent). Together, these jurisdictions have received a total of 686,733 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 – December 2014

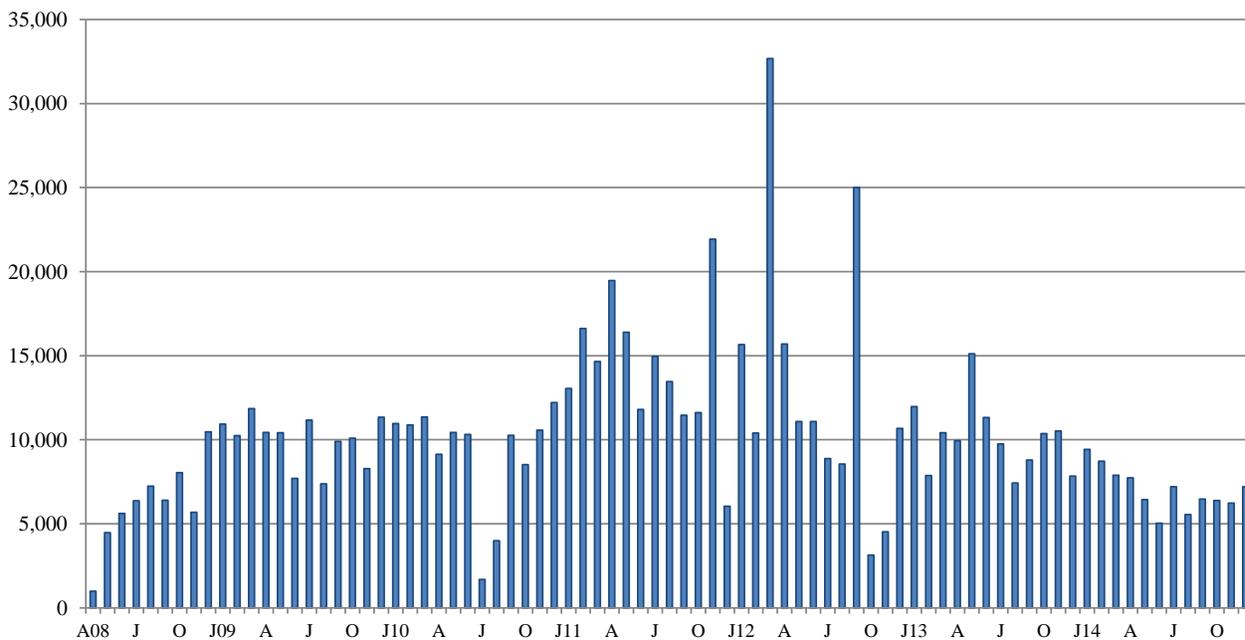
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,717	0.7%	2,454
Anne Arundel	66,506	8.1%	26,434
Baltimore	105,802	12.9%	41,426
Baltimore City	110,956	13.5%	42,349
Calvert	14,014	1.7%	5,491
Caroline	6,335	0.8%	2,431
Carroll	16,639	2.0%	6,540
Cecil	13,722	1.7%	5,549
Charles	32,251	3.9%	12,667
Dorchester	5,468	0.7%	2,145
Frederick	29,044	3.5%	11,789
Garrett	2,857	0.3%	1,205
Harford	33,042	4.0%	12,967
Howard	24,916	3.0%	9,827
Kent	2,960	0.4%	1,219
Montgomery	87,170	10.6%	35,216
Prince George's	197,046	24.0%	76,513
Queen Anne's	7,054	0.9%	2,858
Somerset	2,727	0.3%	1,029
St. Mary's	11,738	1.4%	4,519
Talbot	4,252	0.5%	1,778
Washington	18,789	2.3%	7,498
Wicomico	11,597	1.4%	4,632
Worcester	9,216	1.1%	3,719
Total Apr 2008 - Dec 2014	819,818	100.0%	322,255

Source – DILR and DHCD, Office of Research, Policy and Legislative Affairs

December NOIs increased 15.4 percent from the prior month to 7,198 – the largest increase in five months (Chart 1). The ongoing fluctuations can be attributed mainly to servicers continuing to clean out prolonged backlog of delinquencies. Compared with year ago levels, NOIs fell 8.1 percent from December 2013 while the average annual number of NOIs submissions declined 30.5 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,620 notices or 22.5 percent) followed by Baltimore County (1,025 notices or 14.2 percent), Baltimore City (1,013 notices or 14.1 percent), Anne Arundel County (654 notices or 9.1 percent) and Montgomery County (634 notices or 8.8 percent), Table 2. Together, these jurisdictions received a total of 4,946 notices or 68.7 percent of all NOIs issued for the month.

NOI notices dated December increased in 19 Maryland jurisdictions from the prior month but decreased in the other five with the largest increase and decrease in Worcester (26.3 percent) and Garrett (35.0 percent) counties, respectively. Compared with a year ago, NOIs fell in all Maryland jurisdictions with the largest declines in Somerset (42.4 percent), Kent (40.5 percent), Caroline (32.9 percent) and Queen Anne’s (30.5) counties.

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



Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

Table 2
Notices of Intent to Foreclose in Maryland
December 2014

Jurisdiction	Number	% of Total	% Change From	
			Nov-14	Dec-13
Allegany	69	1.0%	16.9%	-4.2%
Anne Arundel	654	9.1%	22.2%	1.6%
Baltimore	1,025	14.2%	18.0%	-2.0%
Baltimore City	1,013	14.1%	17.8%	-11.3%
Calvert	120	1.7%	-3.2%	-17.2%
Caroline	47	0.7%	-23.0%	-32.9%
Carroll	167	2.3%	23.7%	-5.6%
Cecil	128	1.8%	1.6%	-15.8%
Charles	327	4.5%	13.1%	-0.9%
Dorchester	49	0.7%	25.6%	-14.0%
Frederick	240	3.3%	13.2%	-12.4%
Garrett	26	0.4%	-35.0%	-21.2%
Harford	312	4.3%	11.8%	-10.1%
Howard	191	2.7%	3.8%	-14.0%
Kent	22	0.3%	10.0%	-40.5%
Montgomery	634	8.8%	19.2%	-11.6%
Prince George's	1,620	22.5%	19.7%	-5.0%
Queen Anne's	66	0.9%	15.8%	-30.5%
Somerset	19	0.3%	11.8%	-42.4%
St. Mary's	102	1.4%	-1.0%	-10.5%
Talbot	43	0.6%	-10.4%	-27.1%
Washington	150	2.1%	7.9%	-12.8%
Wicomico	102	1.4%	2.0%	-8.9%
Worcester	72	1.0%	26.3%	-6.5%
Statewide	7,198	100.0%	15.4%	-8.1%

Source: DLLR and DHCD, Office of Research, Policy and Legislative Affairs

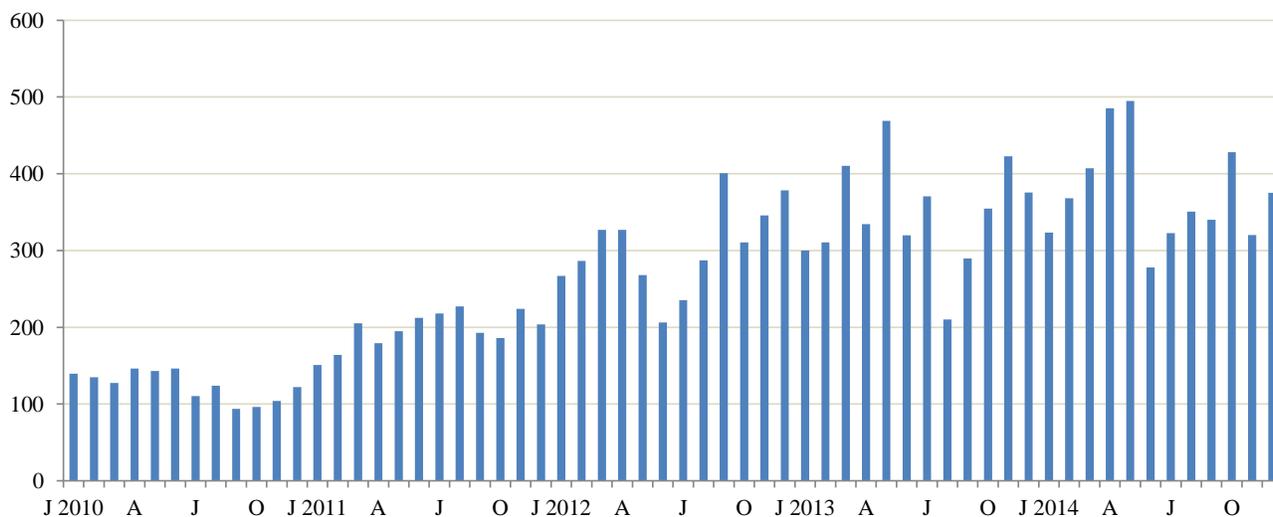
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through December 2014 indicates that financial institutions/lenders in Maryland allowed an average of 230 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to December 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 December 2014, financial institutions/lenders allowed an average of 375 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 17.2 percent or 55 days above the previous month (Chart 2). Compared with December 2013, the average days past due was virtually unchanged at 376 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in December with the highest average days past due in Prince George's County (439 days) followed by Calvert County (434 days), Howard County (427 days), Harford County (418 days) and Frederick County (401 days).

Compared with a year ago, the average number of days past due increased in 13 Maryland jurisdictions but increased in the other 11. The highest increases were in Garrett County (161.3 percent) followed by Carroll County (33.4 percent) while the largest declines were in Caroline County (62.9 percent) and Kent County (59.2 percent).

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



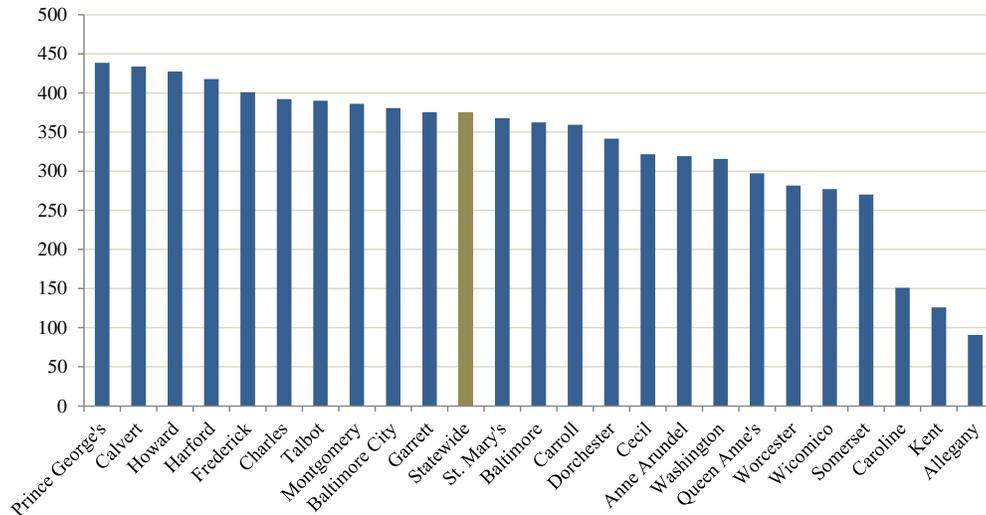
Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

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

Jurisdiction	Days	% Change From	
		Nov-14	Dec-13
Allegany	91	-40.6%	-41.1%
Anne Arundel	319	-3.5%	-6.4%
Baltimore	362	7.1%	9.6%
Baltimore City	381	19.0%	-1.7%
Calvert	434	62.7%	22.2%
Caroline	151	-55.2%	-62.9%
Carroll	359	51.8%	33.4%
Cecil	322	176.1%	-45.3%
Charles	392	12.1%	16.2%
Dorchester	341	99.7%	2.4%
Frederick	401	37.6%	7.6%
Garrett	375	39.7%	161.3%
Harford	418	47.8%	-34.8%
Howard	427	73.5%	7.0%
Kent	126	-63.6%	-59.2%
Montgomery	386	11.8%	3.3%
Prince George's	439	26.3%	11.1%
Queen Anne's	297	111.2%	7.7%
Somerset	270	29.2%	-0.4%
St. Mary's	368	51.7%	23.8%
Talbot	390	11.2%	-9.9%
Washington	316	49.7%	3.1%
Wicomico	277	-25.6%	-15.9%
Worcester	282	-34.9%	-14.5%
Statewide	375	17.2%	-0.1%

Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

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



Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,270 for notices received from April 2008 to December 2014 and \$9,398 for December 2014 alone. The average owed in December 2014 increased 15.7 percent from the preceding month but was down 16.8 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 230 days, the monthly payment owed per homeowner totals \$1,521 for notices received from April 2008 through December 2014 and \$1,269 for December 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 December 2014 show that the average amount owed exceeded \$10,000 in four Maryland jurisdictions but were lower in the remaining 20. The lowest average amount owed was \$2,455 in Allegany County. The highest amounts were in Talbot County (\$11,099) followed by Howard County (\$10,860), Frederick County (\$10,582) and Charles County (\$10,039). Compared with a year ago, average amounts decreased in all Maryland jurisdictions with the exception of Garrett and Carroll counties (Table 4).

Table 4
Average Amount Owed
December 2014

Jurisdiction	Amount	% Change From	
		Nov-14	Dec-13
Allegany	\$2,455	-39.7%	-34.0%
Anne Arundel	\$9,371	1.6%	-16.5%
Baltimore	\$9,481	13.3%	-13.8%
Baltimore City	\$9,403	28.0%	-2.6%
Calvert	\$9,650	18.9%	-38.8%
Caroline	\$5,379	-45.6%	-61.4%
Carroll	\$9,689	8.6%	12.4%
Cecil	\$8,948	37.5%	-24.3%
Charles	\$10,039	4.0%	-24.2%
Dorchester	\$6,897	31.1%	-45.2%
Frederick	\$10,582	37.4%	-15.9%
Garrett	\$9,415	22.1%	230.9%
Harford	\$9,292	6.3%	-13.5%
Howard	\$10,860	36.6%	-18.1%
Kent	\$6,077	-58.7%	-38.6%
Montgomery	\$9,796	20.5%	-8.4%
Prince George's	\$9,588	18.0%	-22.8%
Queen Anne's	\$6,984	0.8%	-39.6%
Somerset	\$6,210	-32.6%	-45.9%
St. Mary's	\$8,968	8.6%	-8.6%
Talbot	\$11,099	101.6%	-2.6%
Washington	\$8,827	35.3%	-28.7%
Wicomico	\$8,560	0.1%	-20.7%
Worcester	\$8,161	5.1%	-24.3%
Statewide	\$9,398	15.7%	-16.8%

Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

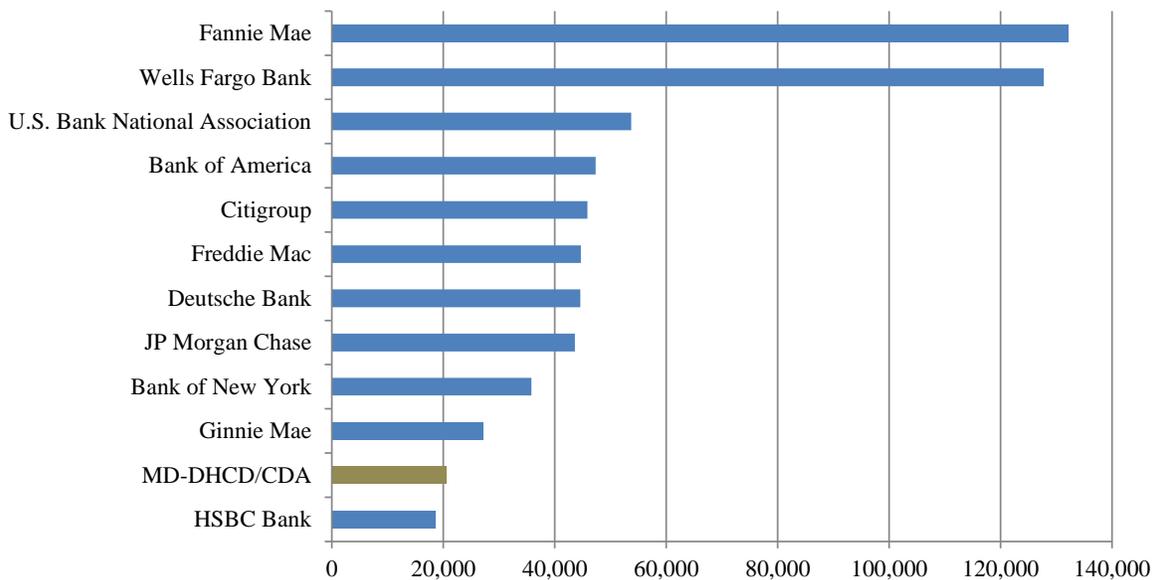
SECURED PARTIES

Notices received from April 2008 to December 2014 indicate that there were 2,812 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 December 2014, Fannie Mae remained the largest secured party in Maryland with 132,147 notices or 16.1 percent among all secured parties with 1,000 notices or greater (Chart 4). Wells Fargo Bank stayed in second position with 127,738 notices or a 15.6 percent share followed by U.S. Bank National Association (53,708 notices or 6.6 percent); Bank of America (47,324 notices or 5.8 percent); Citigroup (45,865 notices or 5.6 percent); Freddie Mac (44,701 notices or 5.5 percent); Deutsche Bank (44,591 notices or 5.4 percent); JP Morgan Chase (43,639 notices or a 5.3 percent); Bank of New York (35,821 notices or 4.4 percent), Ginnie Mae (27,229 notices or 3.3 percent) and 20,507 notices or 2.5 percent issued by Maryland’s Department of Housing and Community Development/Credit Assurance Department (MD-DHCD/CDA). Together, these secured parties have 623,270 notices that are in default or 82.3 percent of the total (Table 5).

For notices dated December 2014, Fannie Mae led all secured parties statewide with 1,041 loans capturing 16.3 percent of the total followed by Freddie Mac (682 loans or 10.7 percent). Other secured parties with more than 500 loans in December include JP Morgan Chase (616 loans or 9.6 percent) and U.S. Bank National Association (557 loans or 8.7 percent), as shown in Table 6. For December notices, these secured parties captured a total of 2,896 loans or 45.4 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 – December 2014



Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

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

Secured Party	Loans Secured*	% of Total
Fannie Mae	132,147	16.1%
Wells Fargo Bank	127,738	15.6%
U.S. Bank National Association	53,708	6.6%
Bank of America	47,324	5.8%
Citigroup	45,865	5.6%
Freddie Mac	44,701	5.5%
Deutsche Bank	44,591	5.4%
JP Morgan Chase	43,639	5.3%
Bank of New York	35,821	4.4%
Ginnie Mae	27,229	3.3%
MD-DHCD/CDA	20,507	2.5%
HSBC Bank	18,542	2.3%
Nationstar Mortgage LLC	12,075	1.5%
Aurora Bank	9,563	1.2%
Wachovia Bank	8,508	1.0%
General Motors Acceptance Corporation	6,889	0.8%
BAC Home Loans Servicing	5,436	0.7%
LaSalle Bank	5,241	0.6%
PNC Bank	3,762	0.5%
Chase Manhattan Bank	3,684	0.4%
BEAR STEARNS	3,557	0.4%
BB&T Bank	3,411	0.4%
Countrywide Home Loans	3,330	0.4%
M&T Bank	3,089	0.4%
Capital One	2,624	0.3%
First Horizon Home Loans	2,510	0.3%
Mortgage Electric Registration System	2,480	0.3%
First Tennessee Bank	2,310	0.3%
SunTrust Bank	2,274	0.3%
MidFirst Bank	2,161	0.3%
Lehman Brothers	2,103	0.3%
Unknown	2,087	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,775	0.2%
Ocwen Loan Servicing	1,687	0.2%
Wilmington Trust	1,678	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Bayview Loan Servicing LLC	1,550	0.2%
Christiana Bank & Trust	1,408	0.2%
Massachusetts Mutual Life Insurance Company	1,382	0.2%
CIT Consumer Finance	1,373	0.2%
American Home Mortgage Servicing	1,371	0.2%
Washington Mutual	1,329	0.2%
SACO	1,322	0.2%
Selected Secured Parties	757,525	100.0%

**Total shown is more than Secured Parties listed*

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

Table 6
Secured Parties – 50 Plus Loans
December 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	1,041	16.3%
Freddie Mac	682	10.7%
JP Morgan Chase	616	9.6%
U.S. Bank National Association	557	8.7%
Ginnie Mae	470	7.4%
Urban Trust Bank	416	6.5%
Bank of New York	408	6.4%
Citigroup	377	5.9%
Bank of America	332	5.2%
Wells Fargo Bank	325	5.1%
MD-DHCD/CDA	268	4.2%
Carrington	219	3.4%
Deutsche Bank	170	2.7%
Christiana Bank & Trust	136	2.1%
Ocwen Loan Servicing	91	1.3%
Wilmington Trust	79	1.1%
HSBC Bank	73	1.1%
Nationstar Mortgage LLC	69	1.0%
Caliber Home Loans	55	0.8%
<i>Selected Secured Parties</i>	6,384	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 December 2014 indicate that there were 1,346 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 155,121 mortgage default notices accounting for 19.6 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced*	% of Total
Bank of America	155,121	19.6%
Wells Fargo Bank	141,970	18.0%
JP Morgan Chase	88,185	11.2%
Citigroup	70,849	9.0%
Nationstar Mortgage LLC	51,572	6.5%
America's Servicing Company	29,299	3.7%
American Home Mortgage Servicing	17,345	2.2%
Bogman Inc	15,976	2.0%
One West Bank	13,766	1.7%
General Motors Acceptance Corporation	12,962	1.6%
Ocwen Loan Servicing	12,899	1.6%
Litton Loan Servicing	11,437	1.4%
EMC Mortgage Corporation	11,354	1.4%
M&T Bank	10,693	1.4%
Washington Mutual	7,554	1.0%
Carrington Mortgage Services	6,891	0.9%
Aurora Bank	6,522	0.8%
Seterus Inc	6,488	0.8%
Wachovia Bank	6,002	0.8%
Select Portfolio Servicing	5,683	0.7%
PNC Bank	5,370	0.7%
Chase Manhattan Bank	5,187	0.7%
Capital One	4,600	0.6%
Countrywide Home Loans	4,246	0.5%
Green Tree Servicing LLC	4,222	0.5%
SunTrust Bank	4,044	0.5%
EverHome Mortgage Company	3,676	0.5%
Saxon Mortgage Services	3,345	0.4%
HSBC Bank	3,273	0.4%
Homeward Residential, Inc	3,266	0.4%
<i>Selected Servicers</i>	<i>753,965</i>	<i>100.0%</i>

**Total shown is more than Servicers listed*

Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

The second largest servicer was Wells Fargo Bank with 141,970 mortgage notices or 18.0 percent of loans in default followed by JP Morgan Chase (88,185 notices or 11.2 percent), Citigroup (70,849 notices or 9.0 percent), Nationstar Mortgage LLC (51,572 notices or 6.5 percent), America's Servicing Company (29,299 notices or 3.7 percent), American Home Mortgage Servicing (17,345 notices or 2.2 percent) and Bogman Inc (15,976 notices or 2.0 percent). Together, these servicers have 570,317 mortgage notices or a 75.6 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated December 2014, Nationstar Mortgage LLC led all servicers capturing the largest share of mortgages with 1,545 loans or a 22.1 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in December include JP Morgan Chase (1,195 mortgages or 17.1 percent), Bank of America (804 mortgages or 11.5 percent), Citigroup (663 mortgages or 9.5 percent) and Caliber Home Loans (553 mortgages or 7.9 percent). In total, 4,760 mortgages or 74.5 percent of default mortgages were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in December 2014.

Table 8
Servicers - 50 Plus Loans
December 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Nationstar Mortgage LLC	1,545	22.1%	92
JP Morgan Chase	1,195	17.1%	187
Bank of America	804	11.5%	221
Citigroup	663	9.5%	244
Caliber Home Loans	553	7.9%	264
Carrington Mortgage Services	271	3.9%	1,266
Wells Fargo Bank	259	3.7%	68
M&T Bank	234	3.4%	177
Bogman Inc	156	2.2%	1,264
Select Portfolio Servicing	150	2.1%	166
Selene Finance	135	1.9%	157
Ocwen Loan Servicing	100	1.4%	440
Green Tree Servicing LLC	78	1.1%	375
Capital One	75	1.1%	237
Shellpoint Mortgage Servicing	75	1.1%	367
Selected Servicers	6,293	100.0%	423

Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

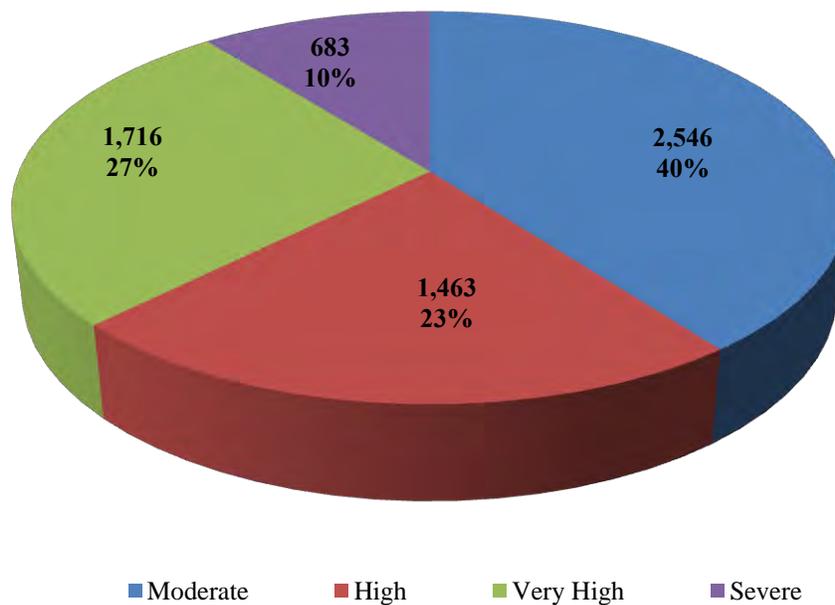
NOI HOT SPOTS IN MARYLAND

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 December 2014, the State average NOI rate was 185 households per NOI received. Overall, a total of 6,408 NOIs, accounting for 89.0 percent of all notices received in December 2014, occurred in 163 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 2,546 notices in 93 communities, accounting for 40.0 percent of NOIs in all Hot Spots and 35.0 percent of all NOIs in December 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 1,463 notices in 33 communities, accounting for 23.0 percent of NOIs in all Hot Spots and 20.0 percent of all NOIs statewide.

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



Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 1,716 notices in 28 communities, representing 27.0 percent of NOIs in all Hot Spots and 24.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 683 notices in 9 communities, accounting for 11.0 percent of all NOI Hot Spots communities and 9.0 percent of notices received statewide in December 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,584 notices or 24.7 percent of the total, followed by Baltimore City with 995 notices or 15.5 percent; Baltimore County with 974 notices or 15.2 percent; Anne Arundel County with 587 notices or 9.2 percent and Montgomery County with 548 notices or 8.6 percent of total Hot Spots. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in six jurisdictions including Allegany, Caroline, Dorchester, Garrett, Queen Anne’s and Talbot counties.

“Moderate” NOI Hot Spots made up 40.0 percent of total Hot Spots with 2,546 notices in 93 communities in December. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 498 notices followed by Anne Arundel County (343 notices) and Baltimore County (316 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Allegany, Calvert, Charles, Caroline, Dorchester, Garrett, Queen Anne’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,463 notices or 23.0 percent of the total occurred in 33 communities within 12 jurisdictions. Baltimore County had the highest concentration with 498 notices in this category followed by Prince George’s County with 372 notices. Charles, Carroll, Caroline, Harford, 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 27.0 percent of the total and received 1,716 notices in 27 communities within nine jurisdictions in December. The largest concentration was in Prince George’s County with 642 notices or 37.4 percent of the total followed by Baltimore City (509 notices or 29.7 percent share). These two jurisdictions received 1,151 notices in December capturing 67.1 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in the Clinton area (20735 zip code) and Upper Marlboro within the 20772 zip code area. In Baltimore City, notices were mostly in Carroll and the Raspeburg neighborhoods serving the 21206 and 21229 zip code areas, respectively.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County (478 notices or 70.0 percent) and Baltimore City (144 notices or 21.1 percent) of all severe Hot Spots notices in December. In Prince George’s County, notices were primarily in Capitol Heights (20743 zip code) and Upper Marlboro (20774 zip code). In the City, notices were clustered predominantly in the Clifton neighborhoods serving areas within the 21213 zip code area.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	46	0	0	0	46	0.7%
Anne Arundel	343	181	63	0	587	9.2%
Baltimore	316	498	160	0	974	15.2%
Baltimore City	151	191	509	144	995	15.5%
Calvert	24	0	52	0	76	1.2%
Caroline	12	12	0	0	24	0.4%
Carroll	102	21	26	0	149	2.3%
Cecil	83	0	0	0	83	1.3%
Charles	23	19	183	61	286	4.5%
Dorchester	25	0	17	0	42	0.7%
Frederick	126	52	0	0	178	2.8%
Garrett	14	0	0	0	14	0.2%
Harford	179	43	64	0	286	4.5%
Howard	164	0	0	0	164	2.6%
Kent	0	0	0	0	0	0.0%
Montgomery	498	50	0	0	548	8.6%
Prince George's	92	372	642	478	1,584	24.7%
Queen Anne's	16	13	0	0	29	0.5%
Somerset	0	0	0	0	0	0.0%
St. Mary's	76	0	0	0	76	1.2%
Talbot	29	0	0	0	29	0.5%
Washington	115	0	0	0	115	1.8%
Wicomico	65	0	0	0	65	1.0%
Worcester	47	11	0	0	58	0.9%
Statewide	2,546	1,463	1,716	683	6,408	100.0%
Hot Spots Share	40.0%	23.0%	27.0%	11.0%	100.0%	
Share of NOI	35.0%	20.0%	24.0%	9.0%	89.0%	

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

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

