

NOTICES OF INTENT TO FORECLOSE IN MARYLAND JANUARY 2014 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 745,000 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 January 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

Ever since the emergency legislation took effect, a total of 744,493 NOIs issued to homeowners statewide have been received by DLLR through January 2014 (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 180,103 notices followed by Baltimore City with 100,344 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through January 2014 include Baltimore County (95,422 notices or 12.8 percent), Montgomery County (80,558 notices or 10.8 percent), Anne Arundel County (60,095 notices or 8.1 percent), Harford County (29,855 notices or 4.0 percent), Charles County (28,989 notices or 3.9 percent), Frederick County (26,548 notices or 3.6 percent) and Howard County (22,792 notices or 3.1 percent). Together, these jurisdictions have received a total of 624,706 notices, accounting for 83.9 percent of all NOIs received to-date.

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

Jurisdiction	Number	% of Total
Allegany	5,027	0.7%
Anne Arundel	60,095	8.1%
Baltimore	95,422	12.8%
Baltimore City	100,344	13.5%
Calvert	12,599	1.7%
Caroline	5,732	0.8%
Carroll	15,081	2.0%
Cecil	12,228	1.6%
Charles	28,989	3.9%
Dorchester	4,929	0.7%
Frederick	26,548	3.6%
Garrett	2,529	0.3%
Harford	29,855	4.0%
Howard	22,792	3.1%
Kent	2,647	0.4%
Montgomery	80,558	10.8%
Prince George's	180,103	24.2%
Queen Anne's	6,298	0.8%
Somerset	2,476	0.3%
St. Mary's	10,618	1.4%
Talbot	3,762	0.5%
Washington	17,039	2.3%
Wicomico	10,437	1.4%
Worcester	8,385	1.1%
Statewide	744,493	100.0%

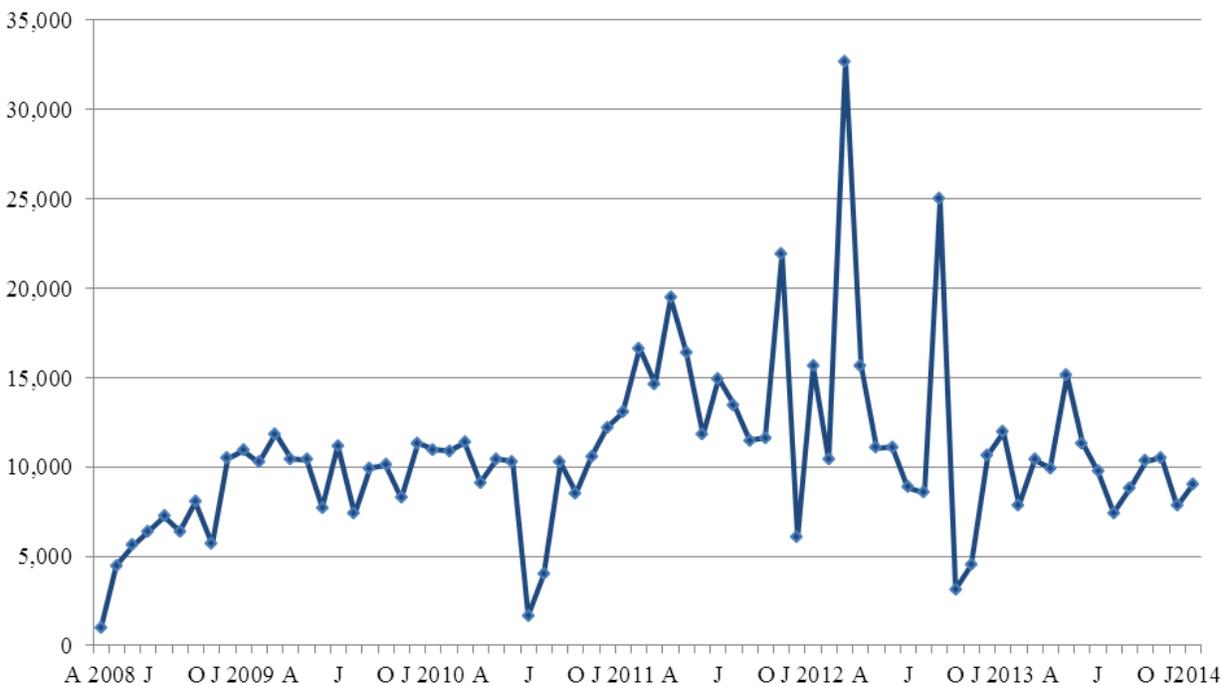
Source – DLLR and DHCD, Office of Policy, Planning and Research

January NOIs increased by 15.4 percent from 7,822 in the prior month to 9,023 (Chart 1). Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,043 notices or 22.6 percent) followed by Baltimore County (1,308 notices or 14.5 percent), Baltimore City (1,168 notices or 12.9 percent), Montgomery County (824 notices or 9.1 percent) and Anne Arundel County (760 notices or 8.4 percent) as shown in Table 2. Together, these jurisdictions received a total of 6,103 notices or 67.6 percent of all NOIs issued for the month. On an annual basis, NOIs declined by 24.6 percent.

NOIs in January increased in all 19 Maryland jurisdictions from the prior month but fell in Somerset County (34.4 percent), Queen Anne’s County (12.6 percent), Caroline County (2.9 percent), Kent County (2.7 percent) and Carroll County (1.1 percent). The largest increases were in Worcester County (36.4 percent), Wicomico County (34.8 percent), Garrett and Cecil counties (30.3 percent, each).

Compared with a year ago, NOIs declined in 19 Maryland jurisdictions, increased in four but were unchanged in Garrett County. The largest decreases were in Washington County (37.2 percent), Carroll County (35.2 percent) and Montgomery County (34.5 percent).

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



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

Table 2
Notices of Intent to Foreclose in Maryland
January 2014

Jurisdiction	Number	% of Total	% Change From	
			Dec-13	Jan-13
Allegany	76	0.8%	5.6%	-5.0%
Anne Arundel	760	8.4%	18.4%	-24.9%
Baltimore	1,308	14.5%	25.0%	-17.3%
Baltimore City	1,168	12.9%	2.4%	-29.3%
Calvert	188	2.1%	29.7%	-5.1%
Caroline	68	0.8%	-2.9%	-29.9%
Carroll	175	1.9%	-1.1%	-35.2%
Cecil	198	2.2%	30.3%	11.9%
Charles	347	3.8%	5.5%	-22.5%
Dorchester	70	0.8%	27.3%	-14.6%
Frederick	306	3.4%	12.5%	-29.2%
Garrett	43	0.5%	30.3%	0.0%
Harford	389	4.3%	11.8%	-20.3%
Howard	275	3.0%	24.4%	-28.6%
Kent	36	0.4%	-2.7%	5.9%
Montgomery	824	9.1%	14.9%	-34.5%
Prince George's	2,043	22.6%	19.8%	-27.0%
Queen Anne's	83	0.9%	-12.6%	-25.9%
Somerset	21	0.2%	-34.4%	-4.5%
St. Mary's	143	1.6%	26.5%	-13.3%
Talbot	74	0.8%	23.3%	4.2%
Washington	172	1.9%	0.6%	-37.2%
Wicomico	151	1.7%	34.8%	2.7%
Worcester	105	1.2%	36.4%	-26.6%
Statewide	9,023	100.0%	15.4%	-24.6%

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

AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through January 2014 showed that financial institutions/lenders in Maryland allowed an average of 206 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to January 2014 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 January 2014, financial institutions/lenders allowed an average of 307 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 18.0 percent or 68 days less than the previous month (Chart 2). Compared with January 2013, the average days past grew by 2.4 percent or 7 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in January. The highest average days past due was recorded in Queen Anne's County (401 days) followed by Washington County (353 days), Baltimore City (348 days), Montgomery County (344 days), Frederick County (338 days), and Worcester County (335 days).

Compared with a year ago, the average number of days past due declined in 13 Maryland jurisdictions but increased in the other 11. The highest increase was in Garrett County which grew by 175.8 percent from a year ago and the largest decline was in Somerset County (47.8 percent).

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



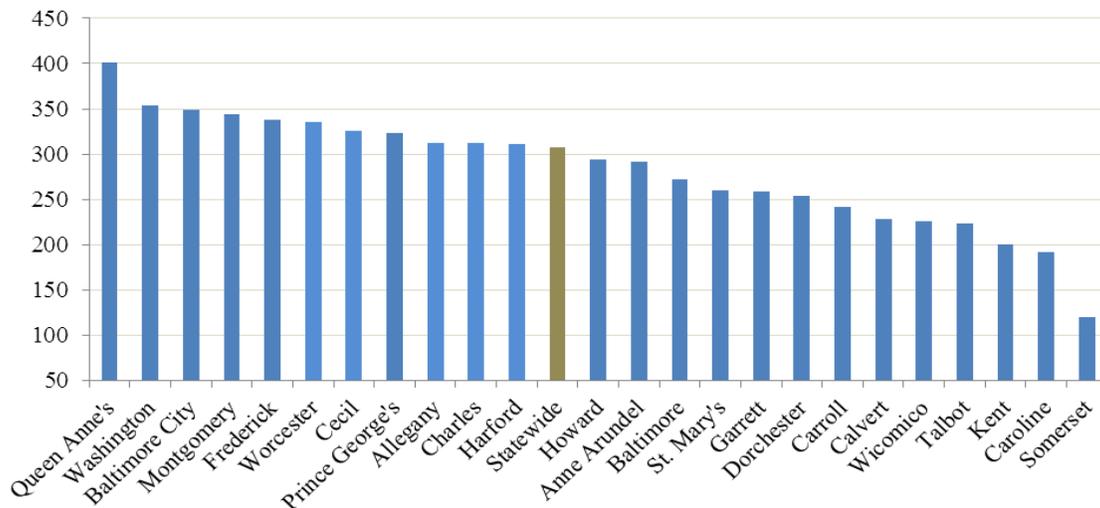
Source – DLLR and DHCD, Office of Policy, Planning and Research

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

Jurisdiction	Days	% Change From	
		Dec-13	Jan-13
Allegany	312	102.9%	98.0%
Anne Arundel	292	-14.2%	-0.5%
Baltimore	273	-17.6%	9.1%
Baltimore City	348	-10.1%	18.9%
Calvert	229	-35.5%	-13.8%
Caroline	192	-52.9%	-40.7%
Carroll	242	-10.1%	-8.9%
Cecil	326	-44.6%	9.1%
Charles	312	-6.7%	2.7%
Dorchester	254	-19.2%	-8.8%
Frederick	338	-8.4%	17.0%
Garrett	259	80.3%	175.8%
Harford	311	-51.5%	15.7%
Howard	295	-26.1%	-12.6%
Kent	200	-35.2%	-18.1%
Montgomery	344	-7.7%	-7.5%
Prince George's	323	-18.1%	-7.0%
Queen Anne's	401	45.5%	97.9%
Somerset	120	-55.0%	-47.8%
St. Mary's	259	-8.6%	-14.5%
Talbot	224	-48.0%	-5.4%
Washington	353	17.3%	58.9%
Wicomico	226	-31.5%	0.1%
Worcester	335	1.7%	-6.2%
Statewide	307	-18.0%	2.4%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,290 for notices received from April 2008 to January 2014 and \$10,141 for January 2014 alone. The average owed in January 2014 declined 10.1 percent from the preceding month and by 20.3 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 206 days, the monthly payment owed per homeowner totals \$1,702 for notices received from April 2008 through January 2014 and \$1,529 for January 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 January 2014 shows that the average amount owed exceeded \$10,000 in 10 Maryland jurisdictions but were less in the other 14. The highest amounts were in Allegany County (\$12,170) followed by Wicomico County (\$11,593), Baltimore City (\$11,579), Washington County (\$11,084) and Worcester County (\$11,081). Compared with a year ago, average amounts decreased in 19 Maryland jurisdictions with the largest decline in St. Mary's County (47.2 percent) and the largest increase was 106.5 percent in Allegany County (Table 4).

Table 4
Average Amount Owed
January 2014

Jurisdiction	Amount	% Change From	
		Dec-13	Jan-13
Allegany	\$12,170	227.4%	106.5%
Anne Arundel	\$10,368	-7.6%	-21.1%
Baltimore	\$9,352	-14.9%	-15.6%
Baltimore City	\$11,579	20.1%	16.6%
Calvert	\$9,486	-39.8%	-13.7%
Caroline	\$9,647	-30.7%	-34.4%
Carroll	\$9,970	15.7%	-23.1%
Cecil	\$9,447	-20.1%	-9.2%
Charles	\$9,485	-28.4%	-25.6%
Dorchester	\$9,241	-23.5%	-44.1%
Frederick	\$9,267	-26.6%	-27.6%
Garrett	\$5,344	87.9%	-6.7%
Harford	\$10,374	-4.1%	-12.9%
Howard	\$9,995	-24.6%	-36.1%
Kent	\$6,155	-37.8%	-40.9%
Montgomery	\$10,409	-2.6%	-35.2%
Prince George's	\$10,172	-17.9%	-29.7%
Queen Anne's	\$8,572	-25.9%	-8.7%
Somerset	\$8,536	-25.9%	-12.3%
St. Mary's	\$7,474	-23.8%	-47.2%
Talbot	\$10,646	-6.8%	2.6%
Washington	\$11,084	-8.1%	3.8%
Wicomico	\$11,593	7.4%	21.2%
Worcester	\$11,081	2.8%	-16.0%
Statewide	\$10,141	-10.1%	-20.3%

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

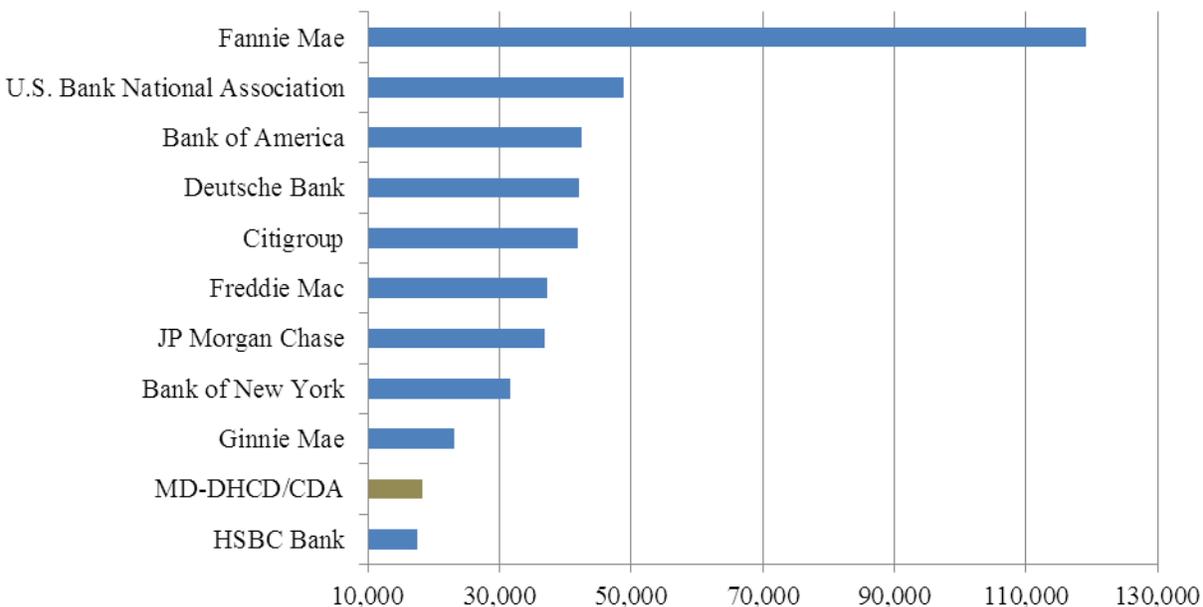
SECURED PARTIES

Notices received from April 2008 to January 2014 indicate that there were 2,485 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 January 2014, Wells Fargo Bank remained the largest secured party in Maryland with 124,127 loans or 16.7 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 119,211 loans or a 16.0 percent share followed by U.S. Bank National Association (48,955 loans or 6.6 percent); Bank of America (42,547 loans or 5.7 percent); Deutsche Bank (42,099 loans or 5.7 percent); Citigroup (41,921 loans or 5.6 percent); Freddie Mac (37,258 loans or 5.0 percent); JP Morgan Chase (36,800 loans or a 4.9 percent); Bank of New York (31,603 loans or 4.2 percent) and Ginnie Mae (23,058 loans or 3.1 percent). Together, these secured parties have 547,579 loans that are in default or 79.3 percent of the total (Table 5).

For notices dated January 2014, Fannie Mae led all secured parties statewide with 2,017 loans capturing 25.1 percent of the total followed by JP Morgan Chase (963 loans or 12.0 percent), Freddie Mac with 909 loans or 11.3 percent (Table 6). Other secured parties with more than 500 loans in January were Ginnie Mae (641 loans or 8.0 percent), Bank of New York (571 loans or 7.1 percent) and Citigroup (563 loans or 7.0 percent). For January 2014 notices, these secured parties have a total of 5,664 loans or 70.4 percent of all loans in default for secured parties with more than 50 loans.

Chart 4
Secured Parties - 10,000 Plus Loans
April 2008 – January 2014



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

Table 5
Secured Parties - 1,000 Plus Loans
April 2008 - January 2014

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	124,127	16.7%
Fannie Mae	119,211	16.0%
U.S. Bank National Association	48,955	6.6%
Bank of America	42,547	5.7%
Deutsche Bank	42,099	5.7%
Citigroup	41,921	5.6%
Freddie Mac	37,258	5.0%
JP Morgan Chase	36,800	4.9%
Bank of New York	31,603	4.2%
Ginnie Mae	23,058	3.1%
MD-DHCD/CDA	18,222	2.4%
HSBC Bank	17,568	2.4%
Nationstar Mortgage LLC	10,715	1.4%
Aurora Bank	9,568	1.3%
Wachovia Bank	8,516	1.1%
General Motors Acceptance Corporation	6,878	0.9%
BAC Home Loans Servicing	5,424	0.7%
LaSalle Bank	5,180	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
PNC Bank	3,384	0.5%
Countrywide Home Loans	3,335	0.4%
BB&T Bank	3,146	0.4%
M&T Bank	2,685	0.4%
Mortgage Electric Registration System	2,492	0.3%
First Horizon Home Loans	2,450	0.3%
First Tennessee Bank	2,227	0.3%
Capital One	2,184	0.3%
SunTrust Bank	2,160	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
MidFirst Bank	1,996	0.3%
American Home Mortgage Asset Trust	1,904	0.3%
EMC Mortgage Corporation	1,767	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
American Home Mortgage Servicing	1,371	0.2%
Ocwen Loan Servicing	1,368	0.2%
Massachusetts Mutual Life Insurance Company	1,331	0.2%
Washington Mutual	1,327	0.2%
SACO	1,322	0.2%
CIT Consumer Finance	1,240	0.2%
BSMF	1,237	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,141	0.2%
<i>Selected Secured Parties</i>	<i>690,399</i>	<i>100.0%</i>

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

Table 6
Secured Parties – 50 Plus Loans
January 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	2,017	25.1%
JP Morgan Chase	963	12.0%
Freddie Mac	909	11.3%
Ginnie Mae	641	8.0%
Bank of New York	571	7.1%
Citigroup	563	7.0%
Bank of America	492	6.1%
U.S. Bank National Association	462	5.7%
Wells Fargo Bank	439	5.5%
Nationstar Mortgage LLC	314	3.9%
Deutsche Bank	285	3.5%
MD-DHCD/CDA	149	1.9%
Green Tree Servicing LLC	92	1.1%
HSBC Bank	82	1.0%
Ocwen Loan Servicing	61	0.7%
<i>Selected Secured Parties</i>	<i>8,040</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 January 2014 indicate that there were 1,162 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 fourth consecutive month since April 2008 with 144,114 mortgages accounting for 20.2 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus Loans
April 2008 - January 2014**

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	144,114	20.2%
Wells Fargo Bank	138,894	19.5%
JP Morgan Chase	74,117	10.4%
Citigroup	60,889	8.5%
Nationstar Mortgage LLC	40,068	5.6%
America's Servicing Company	29,172	4.1%
American Home Mortgage Servicing	17,339	2.4%
Bogman Inc	14,656	2.1%
One West Bank	13,483	1.9%
General Motors Acceptance Corporation	12,960	1.8%
Litton Loan Servicing	11,423	1.6%
EMC Mortgage Corporation	11,353	1.6%
Ocwen Loan Servicing	9,892	1.4%
M&T Bank	8,372	1.2%
Washington Mutual	7,554	1.1%
Aurora Bank	6,525	0.9%
Wachovia Bank	6,004	0.8%
Carrington Mortgage Services	5,539	0.8%
Chase Manhattan Bank	5,203	0.7%
PNC Bank	4,900	0.7%
Seterus Inc	4,273	0.6%
Countrywide Home Loans	4,253	0.6%
SunTrust Bank	3,856	0.5%
Select Portfolio Servicing	3,841	0.5%
Capital One	3,733	0.5%
EverHome Mortgage Company	3,370	0.5%
Saxon Mortgage Services	3,359	0.5%
Homeward Residential, Inc	3,265	0.5%
HSBC Bank	3,183	0.4%
Selected Servicers	677,600	100.0%

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

The second largest servicer was Wells Fargo Bank with 138,894 mortgages or 19.5 percent of loans in default followed by JP Morgan Chase (74,117 mortgages or 10.4 percent), Citigroup (60,889 mortgages or 8.5 percent), Nationstar Mortgage LLC (40,068 mortgages or 5.6 percent), America's Servicing Company (29,172 mortgages or 4.1 percent), American Home Mortgage Servicing (17,339 mortgages or 2.4 percent), Bogman Inc (14,656 mortgages or 2.1 percent), One West Bank (13,483 mortgages or 1.9 percent), General Motors Acceptance Corporation (12,960 loans or 1.8 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 568,468 loans or an 83.9 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated January 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 2,085 loans or a 25.3 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in January include Nationstar Mortgage LLC (1,466 mortgages or 17.8 percent), Bank of America (1,246 mortgages or 15.1 percent), and Citigroup (1,233 mortgages or 15.0 percent). In total, 6,030 mortgages or 73.2 percent in default were processed by these lenders among servicers with mortgage inventory of more than 50 loans statewide in January 2014.

Table 8
Servicers - 50 Plus Loans
January 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	2,085	25.3%	247
Nationstar Mortgage LLC	1,466	17.8%	157
Bank of America	1,246	15.1%	385
Citigroup	1,233	15.0%	170
Wells Fargo Bank	324	3.9%	388
M&T Bank	297	3.6%	463
Ocwen Loan Servicing	272	3.3%	269
Select Portfolio Servicing	244	3.0%	277
Green Tree Servicing LLC	203	2.5%	41
Bayview Loan Servicing LLC	200	2.4%	117
Resurgent Mortgage Servicing	119	1.4%	730
Seterus Inc	107	1.3%	368
Capital One	95	1.2%	1,026
Carrington Mortgage Services	89	1.1%	70
EverHome Mortgage Company	75	0.9%	213
PNC Bank	71	0.9%	1,546
One West Bank	66	0.8%	69
Caliber Home Loans	51	0.6%	197
Selected Servicers	8,243	100.0%	272

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

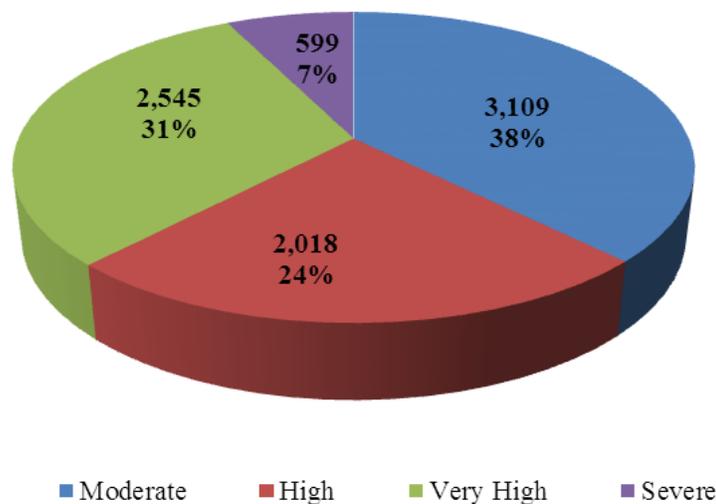
NOI HOT SPOTS IN MARYLAND

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 January 2014, the State average NOI rate was 155 households per NOI received. Overall, a total of 8,271 NOIs, accounting for 92.0 percent of all notices received in January 2014, occurred in 192 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 3,109 notices in 104 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 34.0 percent of all NOIs in January 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 2,018 notices in 45 communities, accounting for 24.0 percent of NOIs in all Hot Spots and 22.0 percent of all NOIs statewide.

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



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

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 2,545 notices in 37 communities, representing 31.0 percent of NOIs in all Hot Spots and 28.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 599 notices in 6 communities, accounting for 7.0 percent of all NOI Hot Spots communities, and 7.0 percent of notices received statewide in January 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,013 notices or 24.3 percent of the total, followed by Baltimore County with 1,235 notices or 14.9 percent; Baltimore City with 1,151 notices or 13.9 percent; Montgomery County with 773 notices or 9.3 percent and Anne Arundel County with 723 notices or a 8.7 percent share. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in three jurisdictions including, Caroline, Garrett and Kent counties.

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 3,109 notices in 104 communities in January. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 658 notices followed by Baltimore County and Anne Arundel County, each with 476 notices. The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Caroline, Cecil, Dorchester, Garrett, Kent, Queen Anne’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 2,018 notices or 24.0 percent of the total occurred in 45 communities within 15 jurisdictions. Baltimore County had the highest concentration with 441 notices in this category followed by Prince George’s County (345 notices) and Baltimore City (263 notices). Caroline, 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 31.0 percent of the total and received 2,545 notices in 37 communities within 13 jurisdictions in January. The largest concentration was in Prince George’s County with 1,071 notices or 42.1 percent of the total followed by Baltimore City with 812 notices or 31.9 percent share). These two jurisdictions received 1,883 notices in January capturing 74.0 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), Fort Washington (20744), Temple Hills (20748) and Upper Marlboro (20772 zip code). In Baltimore City, notices were received mainly in the Arlington and Carroll neighborhoods serving areas within the 21215 and 21229 zip codes.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred in mostly in Prince George’s County with 500 notices or 83.5 percent of all severe Hot Spots notices in January. In this county, notices were clustered in the Capitol Heights and District Heights neighborhoods serving areas within the 20743 and 20747, respectively.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	55	0	0	0	55	0.7%
Anne Arundel	476	169	78	0	723	8.7%
Baltimore	476	441	219	99	1,235	14.9%
Baltimore City	76	263	812	0	1,151	13.9%
Calvert	58	54	60	0	172	2.1%
Caroline	15	15	0	0	30	0.4%
Carroll	158	0	0	0	158	1.9%
Cecil	31	123	13	0	167	2.0%
Charles	0	117	193	0	310	3.7%
Dorchester	29	0	21	0	50	0.6%
Frederick	174	63	15	0	252	3.0%
Garrett	14	0	0	0	14	0.2%
Harford	177	160	20	0	357	4.3%
Howard	242	0	0	0	242	2.9%
Kent	12	0	0	0	12	0.1%
Montgomery	658	115	0	0	773	9.3%
Prince George's	97	345	1,071	500	2,013	24.3%
Queen Anne's	34	35	0	0	69	0.8%
Somerset	0	0	0	0	0	0.0%
St. Mary's	45	64	0	0	109	1.3%
Talbot	41	0	11	0	52	0.6%
Washington	123	0	0	0	123	1.5%
Wicomico	90	15	12	0	117	1.4%
Worcester	28	39	20	0	87	1.1%
Statewide	3,109	2,018	2,545	599	8,271	100.0%
Hot Spots Share	38.0%	24.0%	31.0%	7.0%	100.0%	
Share of NOI	34.0%	22.0%	28.0%	7.0%	92.0%	

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

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

