

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND MARCH 2013 REPORT



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MARCH 2013 REPORT**

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# **NOTICE OF INTENT TO FORECLOSE IN MARYLAND MARCH 2013 REPORT**

## **INTRODUCTION**

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 645,000 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 March 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 644,468 NOIs issued to homeowners statewide have been received by DLLR through March 2013 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George's County continue to lead all jurisdictions with a 24.4 percent share of NOIs or 156,991 notices followed by Baltimore City with 86,578 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through March 2013 include Baltimore County (81,782 notices or 12.7 percent), Montgomery County (71,140 notices or 11.0 percent), Anne Arundel County (51,861 notices or 8.0 percent), Harford County (25,734 notices or 4.0 percent), Charles County (24,831 notices or 3.9 percent) and Frederick County (23,242 notices or 3.6 percent). Together, these jurisdictions have received a total of 522,159 notices, accounting for 81.0 percent of all NOIs received to-date.

**Table 1**  
**Notices of Intent to Foreclose in Maryland**  
**Cumulative Number, April 2008 – March 2013**

<b>Jurisdiction</b>	<b>Number</b>	<b>% of Total</b>
Allegany	4,210	0.7%
Anne Arundel	51,861	8.0%
Baltimore	81,782	12.7%
Baltimore City	86,578	13.4%
Calvert	10,746	1.7%
Caroline	4,869	0.8%
Carroll	13,037	2.0%
Cecil	10,333	1.6%
Charles	24,831	3.9%
Dorchester	4,123	0.6%
Frederick	23,242	3.6%
Garrett	2,153	0.3%
Harford	25,734	4.0%
Howard	19,906	3.1%
Kent	2,234	0.3%
Montgomery	71,140	11.0%
Prince George's	156,991	24.4%
Queen Anne's	5,320	0.8%
Somerset	2,104	0.3%
St. Mary's	9,054	1.4%
Talbot	3,116	0.5%
Washington	14,766	2.3%
Wicomico	8,954	1.4%
Worcester	7,384	1.1%
<b>Statewide</b>	<b>644,468</b>	<b>100.0%</b>

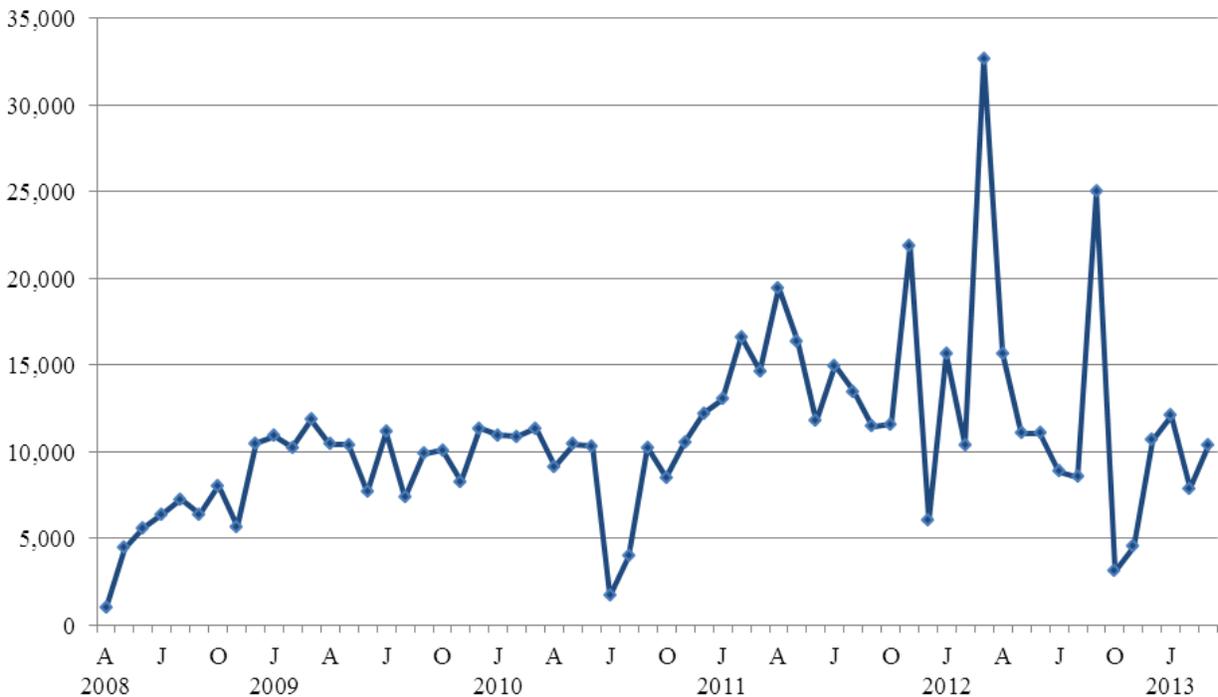
*Source – DLLR and DHCD, Office of Research*

NOIs increased by 32.4 percent from 7,873 in the prior month to 10,422 notices in March 2013 (Chart 1) due mainly to fluctuations in submission by a few major servicers statewide. Compared with the same period a year ago, NOIs fell 68.1 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (2,315 notices or 22.2 percent) followed by Baltimore City (1,508 notices or 14.5 percent), Baltimore County (1,399 notices or 13.4 percent), Montgomery County (1,149 notices or 11.0 percent) and Anne Arundel County (823 notices or 7.9 percent) as shown in Table 2. Together, these jurisdictions received a total of 7,194 notices or 69.0 percent of all NOIs issued for the month.

March notices increased in all Maryland jurisdictions from the prior month with the exception of Allegany County where NOIs fell 6.1 percent. The largest increases of more than 40.0 percent were in Somerset County (144.4 percent), Worcester County (52.1 percent), Frederick County (48.4 percent), Talbot County (43.9 percent), Baltimore County (42.3 percent) and Washington County (40.1 percent).

Compared with a year ago, NOIs fell in all Maryland jurisdictions with significant declines in Prince George’s County (73.2 percent), St. Mary’s County (71.0 percent), Charles County (70.7 percent), Calvert County (70.6 percent) and Howard County (70.4 percent).

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



Source – DLLR and DHCD, Office of Research

**Table 2**  
**Notices of Intent to Foreclose in Maryland**  
**March 2013**

Jurisdiction	Number	% of Total	% Change From	
			Feb-13	Mar-12
Allegany	62	0.6%	-6.1%	-61.3%
Anne Arundel	823	7.9%	24.7%	-67.9%
Baltimore	1,399	13.4%	42.3%	-65.6%
Baltimore City	1,508	14.5%	38.2%	-63.3%
Calvert	161	1.5%	32.0%	-70.6%
Caroline	83	0.8%	15.3%	-65.7%
Carroll	217	2.1%	32.3%	-63.0%
Cecil	163	1.6%	5.8%	-61.6%
Charles	410	3.9%	32.3%	-70.7%
Dorchester	72	0.7%	33.3%	-61.5%
Frederick	380	3.6%	48.4%	-69.0%
Garrett	43	0.4%	38.7%	-51.1%
Harford	382	3.7%	15.4%	-68.5%
Howard	318	3.1%	34.2%	-70.4%
Kent	45	0.4%	36.4%	-57.5%
Montgomery	1,149	11.0%	32.7%	-69.0%
Prince George's	2,315	22.2%	28.2%	-73.2%
Queen Anne's	84	0.8%	21.7%	-65.7%
Somerset	44	0.4%	144.4%	-51.6%
St. Mary's	145	1.4%	26.1%	-71.0%
Talbot	59	0.6%	43.9%	-61.4%
Washington	269	2.6%	40.1%	-59.5%
Wicomico	145	1.4%	36.8%	-61.2%
Worcester	146	1.4%	52.1%	-53.4%
<b>Statewide</b>	<b>10,422</b>	<b>100.0%</b>	<b>32.4%</b>	<b>-68.1%</b>

*Source – DLLR and DHCD, Office of Research*

## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through March 2013 showed that financial institutions/lenders in Maryland allowed an average of 161 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to March 2013 show that 63.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 37.0 percent allowed less than 100 days ranging from 26 to 99 days. On record, the highest average number of days past due was 521 days in September 2012 and the lowest average number of days recorded from last payment was 26 days in May 2008.

In March 2013, financial institutions/lenders allowed an average of 519 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 103.8 percent or 265 days from the previous month (Chart 2). Compared with March 2012, the average days past due increased 34.7 percent or 134 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in March. The highest average days past due were recorded in Worcester County (844 days) followed by Allegany and Washington counties (680 days, each); and Somerset County (613 days).

Compared with a year ago, the average number of days past due increased in all Maryland jurisdictions with significant growth recorded in Worcester County (130.4 percent), Allegany County (129.7 percent) and Dorchester County (83.9 percent).

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



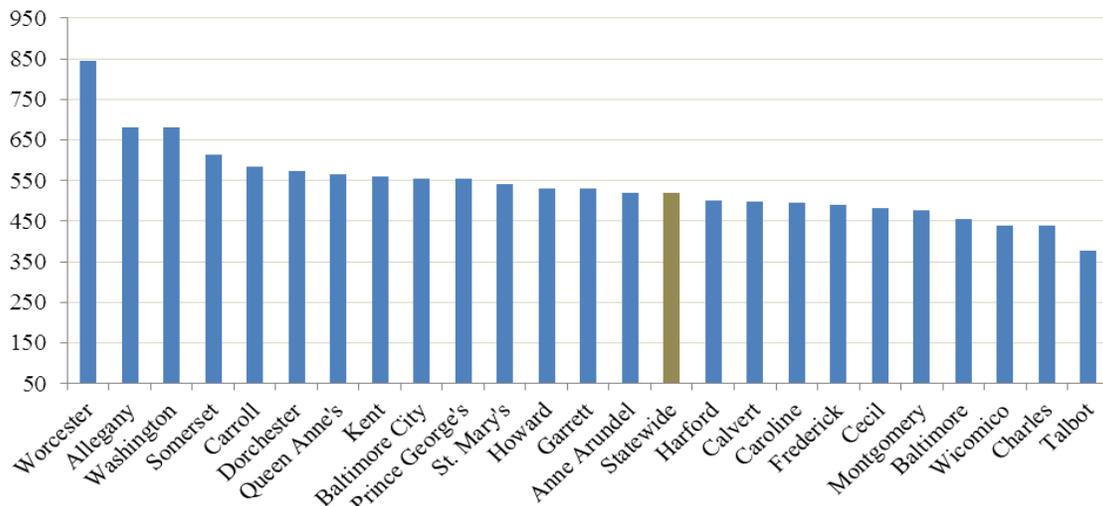
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Feb-13	Mar-12
Allegany	680	139.5%	129.7%
Anne Arundel	519	102.8%	34.3%
Baltimore	454	68.4%	22.6%
Baltimore City	555	133.5%	38.0%
Calvert	497	88.5%	38.4%
Caroline	494	78.1%	66.1%
Carroll	584	218.8%	66.1%
Cecil	483	124.5%	31.9%
Charles	438	95.6%	12.9%
Dorchester	574	127.2%	83.9%
Frederick	490	105.8%	21.7%
Garrett	529	269.2%	51.5%
Harford	500	132.3%	41.5%
Howard	531	71.3%	39.0%
Kent	560	206.2%	22.1%
Montgomery	476	64.5%	19.5%
Prince George's	554	89.1%	27.0%
Queen Anne's	565	243.5%	11.0%
Somerset	613	-24.5%	24.1%
St. Mary's	542	186.3%	44.3%
Talbot	376	71.3%	24.5%
Washington	680	119.7%	60.4%
Wicomico	440	160.8%	15.8%
Worcester	844	280.4%	130.4%
<b>Statewide</b>	<b>519</b>	<b>103.8%</b>	<b>34.7%</b>

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$10,905 for notices received from April 2008 to March 2013 and \$21,988 for March 2013 alone. The average owed in March 2013 grew by 103.4 percent from February and by 10.7 percent in March 2012 (Table 4). Assuming the average number of days allowed between default and notice is 161 days, the monthly payment owed per homeowner totals \$2,105 for notices received from April 2008 through March 2013 and \$4,245 for March 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 March 2013 indicates that the average amount owed exceed \$10,000 in all Maryland jurisdictions. The highest amounts were in Worcester County (\$27,659) followed by Caroline County (\$25,740), St. Mary's County (\$25,574), Howard County (\$24,427), Frederick County (\$24,325) and Anne Arundel County (\$24,146). Average amounts owed increased in all jurisdictions in March 2013 compared with 22 jurisdictions in March 2012 (Table 4).

**Table 4**  
**Average Amount Owed**  
**March 2013**

Jurisdiction	Amount	% Change From	
		Feb-13	Mar-12
Allegany	\$15,702	102.4%	37.2%
Anne Arundel	\$24,146	123.2%	19.2%
Baltimore	\$21,617	134.7%	22.4%
Baltimore City	\$19,154	129.4%	32.1%
Calvert	\$21,809	127.4%	6.1%
Caroline	\$25,740	151.9%	47.8%
Carroll	\$20,455	97.2%	8.1%
Cecil	\$20,309	79.6%	11.5%
Charles	\$22,488	99.3%	6.2%
Dorchester	\$20,667	213.8%	35.7%
Frederick	\$24,325	112.2%	8.8%
Garrett	\$12,415	68.7%	-20.3%
Harford	\$20,242	84.2%	10.5%
Howard	\$24,427	125.6%	6.4%
Kent	\$18,187	136.9%	-14.1%
Montgomery	\$23,433	84.6%	-0.2%
Prince George's	\$22,555	75.4%	2.2%
Queen Anne's	\$22,976	176.8%	2.2%
Somerset	\$18,464	3.5%	14.8%
St. Mary's	\$25,574	131.5%	32.8%
Talbot	\$19,981	185.9%	18.4%
Washington	\$22,802	114.7%	23.4%
Wicomico	\$21,433	182.7%	24.4%
Worcester	\$27,659	126.9%	25.3%
<b>Statewide</b>	<b>\$21,988</b>	<b>103.4%</b>	<b>10.7%</b>

Source – DLLR and DHCD, Office of Research

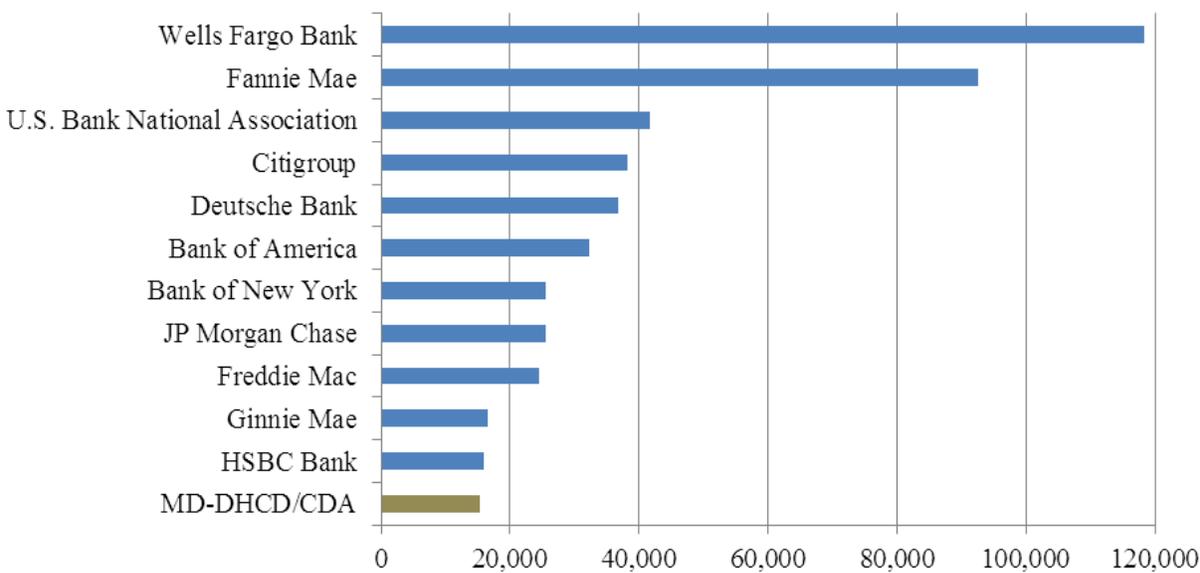
## SECURED PARTIES

Notices received from April 2008 to March 2013 indicate that there were 2,372 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 interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through March 2013, Wells Fargo Bank remained the largest secured party in Maryland with 119,346 loans or 20.1 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 99,715 loans or a 16.8 percent share followed by U.S. Bank National Association (42,940 loans or 7.2 percent); Citigroup (38,419 loans or 6.5 percent), Deutsche Bank (37,949 loans or 6.4 percent), Bank of America (32,440 loans or 5.5 percent), Freddie Mac (26,919 loans or 4.5 percent), JP Morgan Chase (26,900 loans or a 4.5 percent) and Bank of New York (26,106 loans or 4.4 percent). Together, these secured parties have 442,096 loans that are in default or 75.8 percent of the total (Table 5).

For notices dated March 2013, Fannie Mae led all secured parties statewide with 4,577 loans capturing 45.0 percent of the total followed by Freddie Mac with 1,444 loans or 14.2 percent (Table 6). Other secured parties with more than 400 loans in March include U.S. Bank National Association (506 loans or 5.0 percent), Wells Fargo Bank (495 loans or 4.9 percent), Bank of New York (474 loans or 4.7 percent) and JP Morgan Chase (463 loans or 4.6). For March 2013 notices, these secured parties have a total of 7,959 loans or 78.3 percent of all loans in default for secured parties with more than 50 loans.

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



*Source – DLLR and DHCD, Office of Research*

**Table 5**  
**Secured Parties - 1,000 Plus Loans**  
**April 2008 - March 2013**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Wells Fargo Bank	119,346	20.1%
Fannie Mae	99,715	16.8%
U.S. Bank National Association	42,940	7.2%
Citigroup	38,419	6.5%
Deutsche Bank	37,947	6.4%
Bank of America	32,440	5.5%
Freddie Mac	26,919	4.5%
JP Morgan Chase	26,900	4.5%
Bank of New York	26,106	4.4%
Ginnie Mae	16,704	2.8%
HSBC Bank	16,111	2.7%
MD-DHCD/CDA	15,828	2.7%
Aurora Bank	9,559	1.6%
Wachovia Bank	8,513	1.4%
General Motors Acceptance Corporation	6,831	1.1%
Nationstar Mortgage LLC	5,748	1.0%
BAC Home Loans Servicing	5,417	0.9%
LaSalle Bank	5,178	0.9%
Chase Manhattan Bank	3,693	0.6%
Countrywide Home Loans	3,324	0.6%
BB&T Bank	2,902	0.5%
PNC Bank	2,890	0.5%
Bears Stern Asset Backed Securities	2,529	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,259	0.4%
First Tennessee Bank	2,199	0.4%
First Horizon Home Loans	2,103	0.4%
Lehman Brothers	2,096	0.4%
Unknown	2,091	0.4%
SunTrust Bank	1,943	0.3%
Capital One	1,907	0.3%
American Home Mortgage Asset Trust	1,859	0.3%
MidFirst Bank	1,826	0.3%
EMC Mortgage Corporation	1,755	0.3%
ARSI - Argent Securities Inc	1,601	0.3%
American Home Mortgage Servicing	1,370	0.2%
Washington Mutual	1,323	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,311	0.2%
BSMF	1,237	0.2%
MetLife	1,142	0.2%
Soundview Home Loan Trust	1,111	0.2%
Flagstar Bank	1,097	0.2%
Option One Mortgage Loan Trust	1,079	0.2%
<b><i>Selected Secured Parties</i></b>	<b><i>594,126</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Research*

**Table 6**  
**Secured Parties – 50 Plus Loans**  
**March 2013**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	4,577	45.0%
Freddie Mac	1,444	14.2%
U.S. Bank National Association	506	5.0%
Wells Fargo Bank	495	4.9%
Bank of New York	474	4.7%
JP Morgan Chase	463	4.6%
Deutsche Bank	399	3.9%
Nationstar Mortgage LLC	374	3.7%
MD-DHCD/CDA	265	2.6%
HSBC Bank	124	1.2%
Cenlar FSB	92	0.9%
Bank of America	71	0.7%
Wilmington Trust	58	0.6%
PennyMac Loan Services	53	0.5%
<b><i>Selected Secured Parties</i></b>	<b><i>9,395</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Research*

## MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers may 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 March 2013 indicate that there were 1,082 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Wells Fargo Bank had the largest volume of loans with 134,619 mortgages accounting for 22.0 percent of the total (Table 7).

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

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Wells Fargo Bank	134,619	22.0%
Bank of America	120,028	19.6%
Citigroup	53,795	8.8%
JP Morgan Chase	51,629	8.4%
America's Servicing Company	28,863	4.7%
Nationstar Mortgage LLC	25,799	4.2%
American Home Mortgage Servicing	17,340	2.8%
Bogman Inc	13,470	2.2%
General Motors Acceptance Corporation	12,960	2.1%
One West Bank	11,424	1.9%
Litton Loan Servicing	11,423	1.9%
EMC Mortgage Corporation	11,353	1.9%
Washington Mutual	7,554	1.2%
Aurora Bank	6,525	1.1%
Ocwen Loan Servicing	6,219	1.0%
Wachovia Bank	6,004	1.0%
M&T Bank	5,757	0.9%
Chase Manhattan Bank	5,202	0.8%
Carrington Mortgage Services	4,492	0.7%
Countrywide Home Loans	4,253	0.7%
PNC Bank	3,935	0.6%
SunTrust Bank	3,506	0.6%
Saxon Mortgage Services	3,356	0.5%
Homeward Residential, Inc	3,242	0.5%
HSBC Bank	2,982	0.5%
Capital One	2,948	0.5%
Seterus Inc	2,803	0.5%
MetLife	2,508	0.4%
EverHome Mortgage Company	2,421	0.4%
Select Portfolio Servicing	2,344	0.4%
<b>Selected Servicers</b>	<b>584,022</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

The second largest servicer was Bank of America with 120,028 mortgages or 19.6 percent of loans in default followed by Citigroup (53,795 mortgages or 8.8 percent), JP Morgan Chase (51,629 mortgages or 8.4 percent), America's Servicing Company (28,863 mortgages or 4.7 percent), Nationstar Mortgage LLC (25,799 mortgages or 4.2 percent), American Home Mortgage Servicing (17,340 mortgages or 2.8 percent), Bogman Inc (13,470 mortgages or 2.2 percent), General Motors Acceptance Corporation (12,960 loans or 2.1 percent), One West Bank (11,424 mortgages or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.9 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.9 percent). Together, these servicers have 492,703 loans or an 84.4 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated March 2013, Bank of America led all servicers capturing the largest share of mortgages with 4,441 loans or a 43.2 percent share (Table 8). Other servicers with more than 400 mortgages that received NOIs in March include JP Morgan Chase (1,389 mortgages or 13.5 percent), Nationstar Mortgage LLC (1,256 mortgages or 12.2 percent), Wells Fargo Bank (463 mortgages or 4.5 percent) and Ocwen Loan Servicing (432 mortgages 4.4 percent). In total, 7,981 mortgages or 82.0 percent in default were processed by five lenders among servicers with mortgage inventory of more than 50 loans statewide in March 2013.

**Table 8**  
**Secured Parties - 50 Plus Loans**  
**March 2013**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Bank of America	4,441	43.2%
JP Morgan Chase	1,389	13.5%
Nationstar Mortgage LLC	1,256	12.2%
Wells Fargo Bank	463	4.5%
Ocwen Loan Servicing	432	4.2%
One West Bank	261	2.5%
Seterus Inc	204	2.0%
M&T Bank	202	2.0%
Bogman Inc	163	1.6%
Homeward Residential, Inc	152	1.5%
PNC Bank	100	1.0%
Cenlar FSB	93	0.9%
PHH Mortgage Corporation	89	0.9%
HSBC Bank	78	0.8%
Capital One	75	0.7%
Select Portfolio Servicing	70	0.7%
PennyMac Loan Services	63	0.6%
BB&T Bank	56	0.5%
EverHome Mortgage Company	56	0.5%
Vericrest Financial	54	0.5%
IndyMac Bank	50	0.5%
<b>Selected Servicers</b>	<b>9,747</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

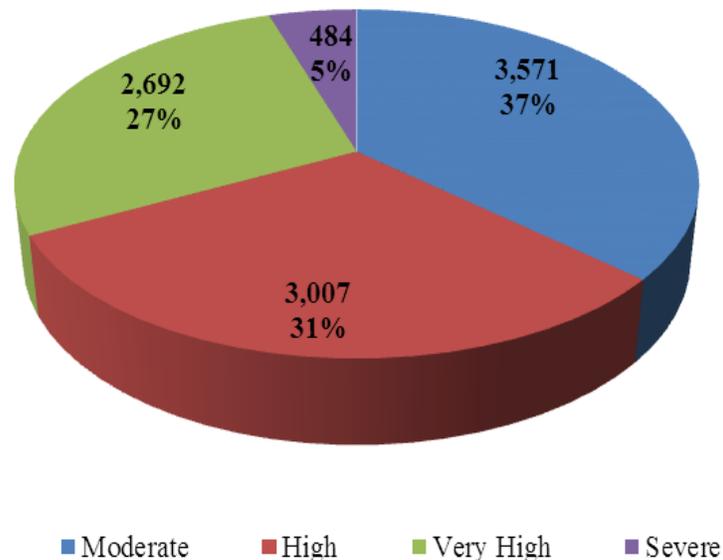
## NOI HOT SPOTS IN MARYLAND

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 March 2013, the State average NOI rate was 133 households per NOI received. Overall, a total of 9,754 notices, accounting for 94.0 percent of all NOIs received in March 2013, occurred in 204 Hot Spots communities across Maryland. These Hot Spots communities are grouped into “moderate”, “high,” “very high,” and “severe” (Chart 5).

The “moderate” NOI communities posted NOI indices that range from 10 to 80. Maryland jurisdictions with a “moderate” NOI concentration received a total of 3,571 notices in 109 communities, accounting for 37.0 percent of NOIs in all Hot Spots and 34.0 percent of all NOIs in March 2013 (Table 9; Exhibit 1).

The “high” NOI communities posted NOI indices that range from 81 to 150. Maryland jurisdictions with a “high” NOI concentration received a total of 3,007 notices in 54 communities, accounting for 31.0 percent of NOIs in all Hot Spots and 29.0 percent of all NOIs statewide.

**Chart 5**  
**Notices of Intent to Foreclose in Maryland**  
**Hot Spot Concentrations**  
**March 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 2,692 notices in 31 communities, representing 27.0 percent of NOIs in all Hot Spots and 26.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 484 notices in 10 communities, accounting for 5.0 percent of all NOI Hot Spots communities, and 5.0 percent of notices received statewide in March 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 2,309 notices or 23.7 percent of the total, followed by Baltimore City with 1,495 notices or 15.3 percent, Baltimore County with 1,328 notices or 13.6 percent, Montgomery County with 1,097 notices or a 11.2 percent share and Anne Arundel County with 789 notices or 8.1 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in five jurisdictions including Allegany, Garrett, Kent, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 37.0 percent of total Hot Spots with 3,571 notices in 109 communities in March. The highest concentration of moderate NOI Hot Spots were in Montgomery County (663 notices) followed by Baltimore County (640 notices) and Anne Arundel County (543 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Allegany, Caroline, Dorchester, Garrett, Kent, Prince George’s, Somerset and Talbot counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 3,007 notices or 31.0 percent of the total occurred in 54 communities within 16 jurisdictions. Prince George’s County had the highest concentration with 763 notices in this category followed by Baltimore City (515 notices) and Baltimore County (445 notices). Caroline, Carroll, Cecil, Dorchester, Harford and Queen Anne’s 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 2,692 notices in 31 communities within nine jurisdictions in March. The largest concentration was in Prince George’s County with 1,439 notices or 53.5 percent of the total followed by Baltimore City (719 notices or 26.7 percent share). These two jurisdictions received 2,158 notices in March capturing 80.2 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received mainly in Capitol Heights (20743 zip code), Temple Hills (20748) and Upper Marlboro (20772 and 20774 zip codes). In Baltimore City, the Arlington and Raspeburg neighborhoods received the most notices serving areas within the 21206 and 21229 zip codes.

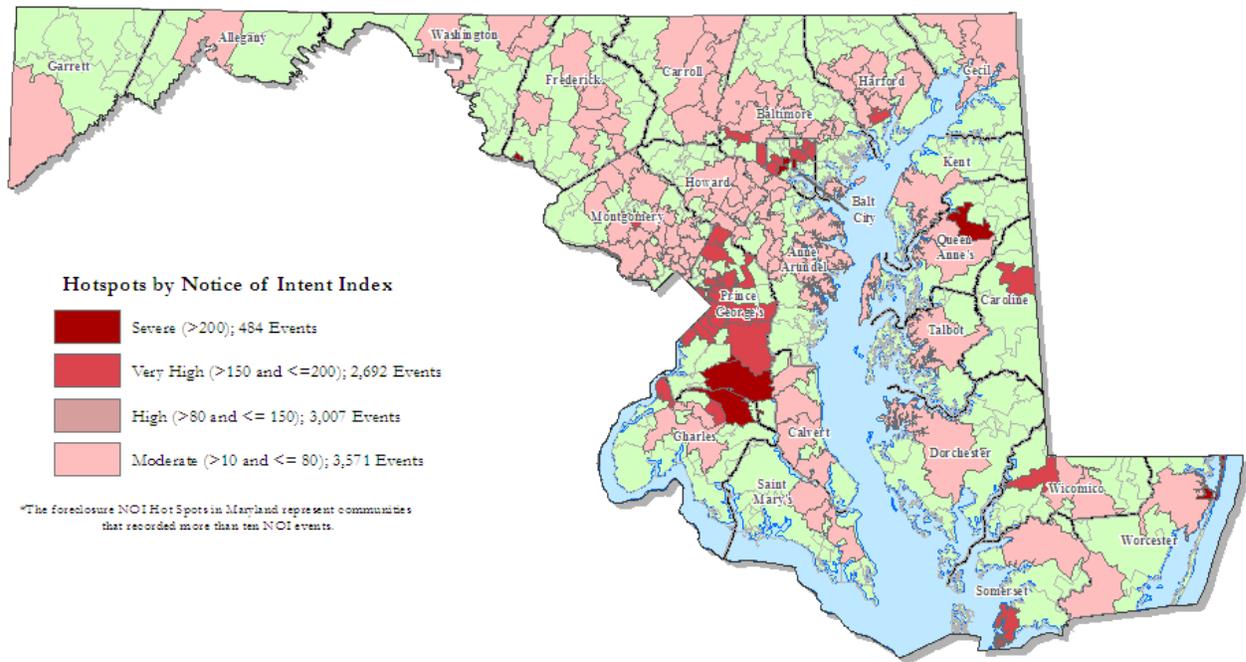
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Baltimore City (192 notices or 39.7 percent), Charles County (108 notices or 22.3 percent) and Prince George’s County (80 notices or 16.5 percent). In Baltimore City, notices in this category were received mostly in the Druid (21217 zip code) and Franklin neighborhoods (21223). In Charles County, notices were received in the Waldorf area (20601 zip code) while in Prince George’s County, notices were concentrated in the Brandywine area serving the 20613 zip code region.

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

<b>Jurisdiction</b>	<b>Moderate</b>	<b>High</b>	<b>Very High</b>	<b>Severe</b>	<b>All Hot Spots</b>	<b>Percent Share</b>
Allegany	38	0	0	0	38	0.4%
Anne Arundel	543	246	0	0	789	8.1%
Baltimore	640	445	243	0	1,328	13.6%
Baltimore City	69	515	719	192	1,495	15.3%
Calvert	58	80	0	0	138	1.4%
Caroline	0	41	18	0	59	0.6%
Carroll	180	25	0	0	205	2.1%
Cecil	118	11	0	0	129	1.3%
Charles	62	97	101	108	368	3.8%
Dorchester	30	26	0	0	56	0.6%
Frederick	165	137	0	26	328	3.4%
Garrett	21	0	0	0	21	0.2%
Harford	253	19	71	0	343	3.5%
Howard	301	0	0	0	301	3.1%
Kent	17	0	0	0	17	0.2%
Montgomery	663	369	65	0	1,097	11.2%
Prince George's	27	763	1,439	80	2,309	23.7%
Queen Anne's	43	12	0	11	66	0.7%
Somerset	12	0	20	0	32	0.3%
St. Mary's	53	67	0	0	120	1.2%
Talbot	36	0	0	0	36	0.4%
Washington	85	154	0	0	239	2.5%
Wicomico	87	0	16	0	103	1.1%
Worcester	70	0	0	67	137	1.4%
<b>Statewide</b>	<b>3,571</b>	<b>3,007</b>	<b>2,692</b>	<b>484</b>	<b>9,754</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>37.0%</b>	<b>31.0%</b>	<b>27.0%</b>	<b>5.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>34.0%</b>	<b>29.0%</b>	<b>26.0%</b>	<b>5.0%</b>	<b>94.0%</b>	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 04/29/2013