

NOTICES OF INTENT TO FORECLOSE IN MARYLAND NOVEMBER 2014 REPORT



MARTIN O'MALLEY
GOVERNOR

ANTHONY G. BROWN
LT. GOVERNOR

LEONARD J. HOWIE, III
SECRETARY

This report was produced at the request of the Department of Labor, Licensing and Regulation (“DLLR”) by the Office of Research at the Department of Housing and Community Development (“DHCD”) pursuant to an agreement between the agencies. DLLR is the owner and supplier of the data used by DHCD in preparing this report. DHCD is not responsible for the accuracy of the data provided by DLLR and any questions regarding the data used in this report should be directed to DLLR.

**NOTICE OF INTENT TO FORECLOSE IN MARYLAND
NOVEMBER 2014 REPORT**

TABLE OF CONTENTS

INTRODUCTION.....	1
NUMBER OF NOTICES OF INTENT TO FORECLOSE.....	2
AVERAGE NUMBER OF DAYS PAST DUE.....	5
AVERAGE AMOUNT OWED	7
SECURED PARTIES	8
MORTGAGE SERVICERS	10
NOI HOT SPOTS IN MARYLAND.....	13

NOTICE OF INTENT TO FORECLOSE IN MARYLAND NOVEMBER 2014 REPORT

INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 810,000 notices of intent (NOI) to foreclose have been issued by financial institutions/lenders to homeowners in Maryland since statutory foreclosure changes took effect in April 2008 requiring financial institutions/lenders to send copies of NOIs to the agency.

Notice of intent to foreclose is a letter notifying a borrower of a delinquency or default in the payment terms of an existing loan as agreed upon at the time of loan ratification. This is usually a precursor in a series of steps required in Maryland before a lender can file legal proceedings to foreclose against delinquent homeowners.

Before the Emergency Legislation to Protect Homeownership was signed in April 2008 to lengthen the foreclosure process in Maryland, the previous foreclosure process allowed financial institutions a minimum of 15 days upon default to order to docket for a foreclosure sale. However, with increases in the number of foreclosures in Maryland starting from the second half of 2007, the new statute requires financial institutions/lenders to wait 45 days after default before issuing an NOI and 90 days after default before filing for foreclosure against delinquent homeowners.

Based on notices received by DLLR, this report will review the following by jurisdiction from April 2008 through November 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 812,276 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 316,828 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 195,349 notices followed by Baltimore City with 109,899 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through November 2014 include Baltimore County (104,738 notices or 12.9 percent), Montgomery County (86,507 notices or 10.6 percent), Anne Arundel County (65,813 notices or 8.1 percent), Harford County (32,715 notices or 4.0 percent), Charles County (31,915 notices or 3.9 percent), Frederick County (28,791 notices or 3.5 percent) and Howard County (24,717 notices or 3.0 percent). Together, these jurisdictions have received a total of 680,444 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 – November 2014

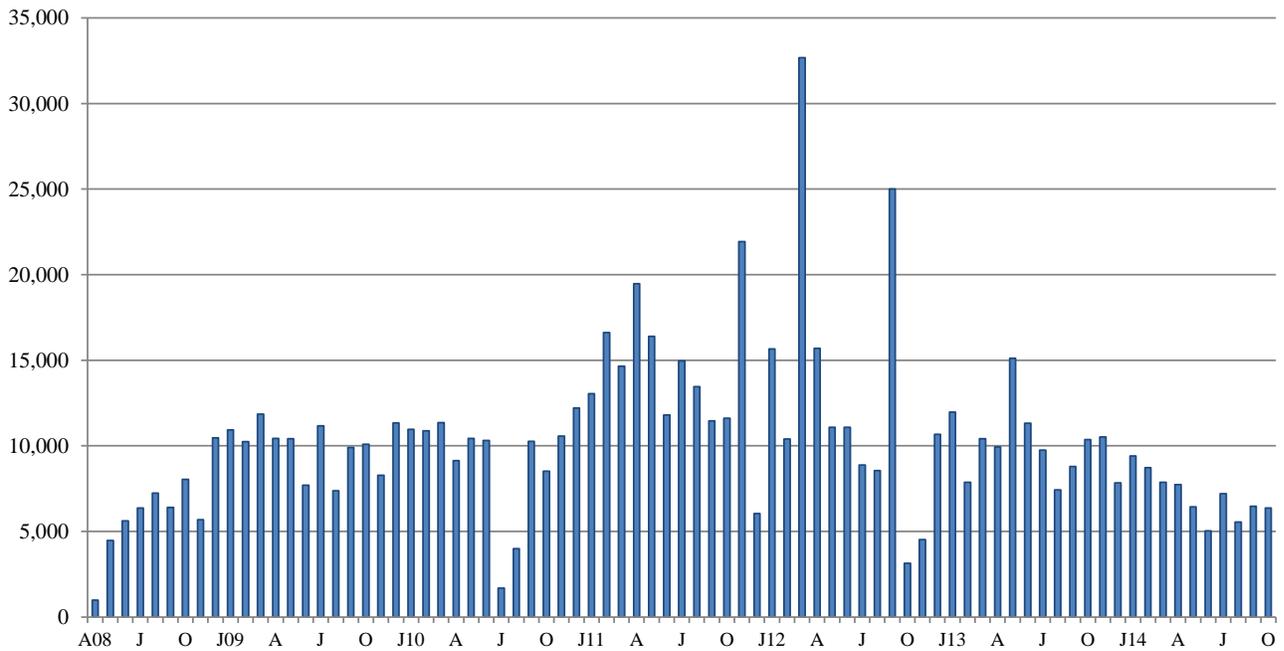
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,644	0.7%	2,415
Anne Arundel	65,813	8.1%	25,941
Baltimore	104,738	12.9%	40,640
Baltimore City	109,899	13.5%	41,585
Calvert	13,880	1.7%	5,390
Caroline	6,286	0.8%	2,399
Carroll	16,465	2.0%	6,421
Cecil	13,582	1.7%	5,454
Charles	31,915	3.9%	12,406
Dorchester	5,418	0.7%	2,111
Frederick	28,791	3.5%	11,603
Garrett	2,828	0.3%	1,186
Harford	32,715	4.0%	12,736
Howard	24,717	3.0%	9,677
Kent	2,938	0.4%	1,202
Montgomery	86,507	10.6%	34,743
Prince George's	195,349	24.0%	75,272
Queen Anne's	6,985	0.9%	2,815
Somerset	2,706	0.3%	1,016
St. Mary's	11,634	1.4%	4,450
Talbot	4,206	0.5%	1,745
Washington	18,629	2.3%	7,399
Wicomico	11,488	1.4%	4,550
Worcester	9,143	1.1%	3,672
Total Apr 2008 - Nov 2014	812,276	100.0%	316,828

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

November NOIs fell 6.9 percent from the prior month to 5,932 after increasing in September and October (Chart 1). The monthly fluctuations can be attributed largely to servicers continuing to clean out prolonged backlog of delinquencies from the early summer months. Compared with year ago levels, NOIs fell 43.6 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,281 notices or 21.6 percent) followed by Baltimore County (832 notices or 14.0 percent), Baltimore City (821 notices or 13.8 percent), Montgomery County (506 notices or 8.5 percent) and Anne Arundel County (502 notices or 8.5 percent) as shown in Table 2. Together, these jurisdictions received a total of 3,942 notices or 66.5 percent of all NOIs issued for the month.

NOI notices dated November declined in 17 Maryland jurisdictions from the prior month but increased in the other six with the largest increase and decrease in Garrett (19.4 percent) and Kent (52.4 percent) counties, respectively. NOIs were unchanged in Carroll County. Compared with a year ago, NOIs fell in all of Maryland. The largest declines were in Caroline (65.5 percent), Somerset (62.5 percent), Kent (58.3 percent) and Dorchester (51.3) counties.

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



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

Table 2
Notices of Intent to Foreclose in Maryland
November 2014

Jurisdiction	Number	% of Total	% Change From	
			Oct-14	Nov-13
Allegany	57	1.0%	-9.5%	-27.8%
Anne Arundel	502	8.5%	-1.0%	-45.5%
Baltimore	832	14.0%	-12.0%	-43.9%
Baltimore City	821	13.8%	-12.7%	-46.3%
Calvert	111	1.9%	-17.8%	-42.2%
Caroline	59	1.0%	18.0%	-65.5%
Carroll	129	2.2%	0.0%	-45.8%
Cecil	118	2.0%	-8.5%	-41.6%
Charles	280	4.7%	-3.1%	-34.0%
Dorchester	38	0.6%	-15.6%	-51.3%
Frederick	201	3.4%	3.1%	-36.4%
Garrett	37	0.6%	19.4%	-15.9%
Harford	265	4.5%	-6.4%	-41.1%
Howard	178	3.0%	9.2%	-45.2%
Kent	20	0.3%	-52.4%	-58.3%
Montgomery	506	8.5%	-7.2%	-42.4%
Prince George's	1,281	21.6%	-4.1%	-43.6%
Queen Anne's	54	0.9%	-10.0%	-40.7%
Somerset	15	0.3%	-16.7%	-62.5%
St. Mary's	101	1.7%	5.2%	-36.5%
Talbot	46	0.8%	17.9%	-29.2%
Washington	131	2.2%	-20.1%	-47.0%
Wicomico	94	1.6%	-8.7%	-45.7%
Worcester	56	0.9%	-15.2%	-38.5%
Statewide	5,932	100.0%	-6.9%	-43.6%

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

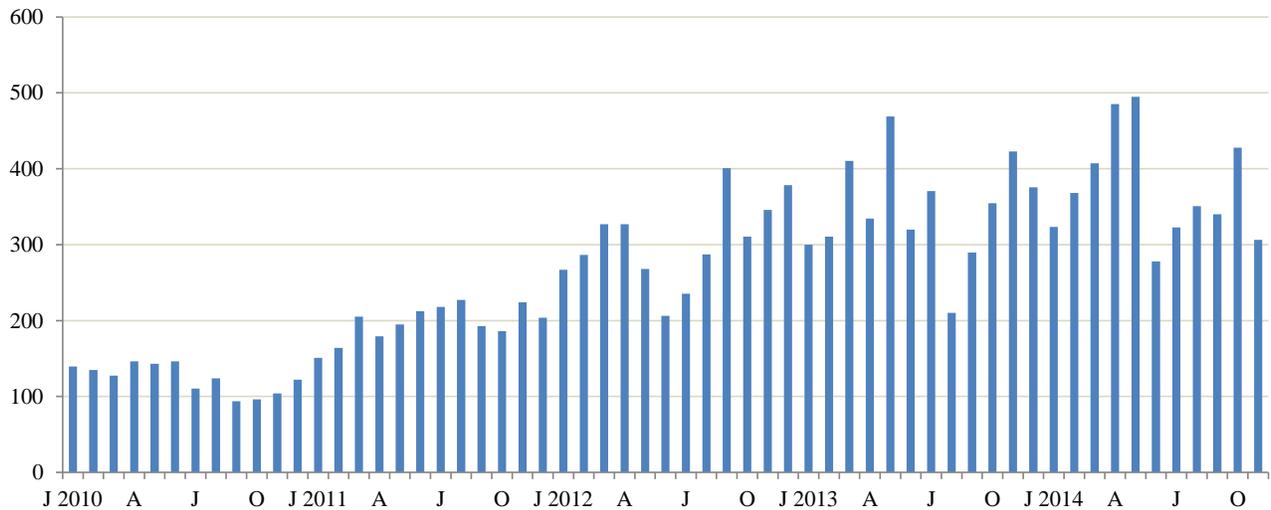
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through November 2014 indicates that financial institutions/lenders in Maryland allowed an average of 228 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to November 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 November 2014, financial institutions/lenders allowed an average of 306 days to elapse after homeowners' last payment before issuing an NOI, representing a decline of 28.4 percent or 121 days above the previous month (Chart 2). Compared with November 2013, the average days past due decreased 27.5 percent or 116 days more as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in November with the highest average days past due in Worcester County (433 days) followed by Wicomico County (356 days), and Charles County (350 days).

Compared with a year ago, the average number of days past due decreased in 20 Maryland jurisdictions but increased in Caroline, Garrett, Talbot and Worcester counties. The highest declines were in Cecil County (64.6 percent) followed by Queen Anne's County (59.6 percent) and Dorchester County (55.6 percent).

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



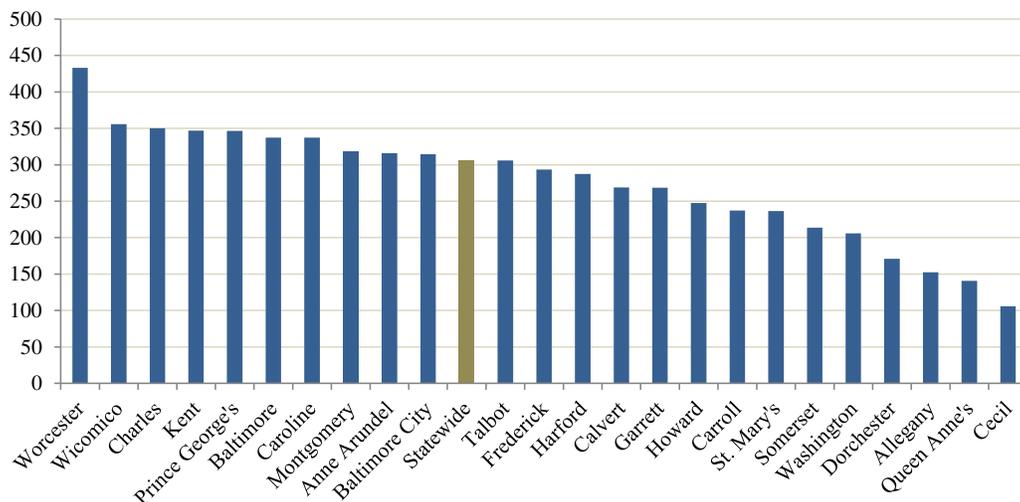
Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

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

Jurisdiction	Days	% Change From	
		Oct-14	Nov-13
Allegany	152	-34.6%	-47.7%
Anne Arundel	316	-27.2%	-19.9%
Baltimore	337	-13.0%	-38.3%
Baltimore City	314	-23.5%	-24.6%
Calvert	269	-32.3%	-28.7%
Caroline	337	15.6%	31.7%
Carroll	237	-46.2%	-39.8%
Cecil	106	-63.0%	-64.6%
Charles	350	-20.5%	-16.7%
Dorchester	171	-55.0%	-55.6%
Frederick	293	-44.7%	-26.4%
Garrett	269	-15.6%	9.4%
Harford	287	-11.2%	-21.1%
Howard	248	-41.7%	-44.9%
Kent	347	-16.4%	-12.0%
Montgomery	318	-40.2%	-31.5%
Prince George's	347	-27.2%	-15.1%
Queen Anne's	141	-39.1%	-59.6%
Somerset	214	-61.0%	-46.3%
St. Mary's	236	-29.9%	-43.6%
Talbot	306	-5.8%	19.3%
Washington	206	-54.8%	-52.2%
Wicomico	356	-23.6%	-17.0%
Worcester	433	8.9%	14.8%
Statewide	306	-28.4%	-27.5%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,287 for notices received from April 2008 to November 2014 and \$7,828 for November 2014 alone. The average owed in November 2014 decreased 33.6 percent from the preceding month and was down 48.0 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 228 days, the monthly payment owed per homeowner totals \$1,537 for notices received from April 2008 through November 2014 and \$1,066 for November alone. The total average monthly amount owed on notices may or may not include late fees that have accumulated due to non-payment/defaults.

Notices received for November 2014 show that the average amount owed exceeded \$10,000 in three Maryland jurisdictions but were lower in the remaining 21. The lowest average amount owed was \$3,971 in Allegany County. The highest amounts were in Kent County (\$14,703) followed by Caroline County (\$10,138) and Somerset County (\$10,131). Compared with a year ago, average amounts decreased in all Maryland jurisdictions with the largest declines in Allegany, Dorchester, Washington, Queen Anne's, St. Mary's and Washington counties (Table 4).

Table 4
Average Amount Owed
November 2014

Jurisdiction	Amount	% Change From	
		Oct-14	Nov-13
Allegany	\$3,971	-44.4%	-67.2%
Anne Arundel	\$8,645	-29.9%	-46.2%
Baltimore	\$8,162	-26.2%	-46.7%
Baltimore City	\$7,073	-32.8%	-45.9%
Calvert	\$8,051	-32.9%	-42.9%
Caroline	\$10,138	34.6%	-48.1%
Carroll	\$8,645	-25.7%	-43.9%
Cecil	\$6,054	-48.4%	-52.6%
Charles	\$9,278	-16.5%	-39.1%
Dorchester	\$5,194	-31.4%	-61.7%
Frederick	\$7,295	-43.8%	-54.6%
Garrett	\$6,508	42.2%	-32.7%
Harford	\$8,887	-19.0%	-41.7%
Howard	\$7,942	-34.3%	-53.5%
Kent	\$14,703	-41.4%	-26.3%
Montgomery	\$7,856	-41.6%	-53.1%
Prince George's	\$7,637	-41.1%	-47.5%
Queen Anne's	\$6,701	-35.1%	-59.1%
Somerset	\$10,131	-49.8%	-29.3%
St. Mary's	\$7,787	4.7%	-57.4%
Talbot	\$5,572	-57.6%	-41.0%
Washington	\$6,559	-58.1%	-59.1%
Wicomico	\$8,747	-7.2%	-42.2%
Worcester	\$7,854	-16.1%	-52.0%
Statewide	\$7,828	-33.6%	-48.0%

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

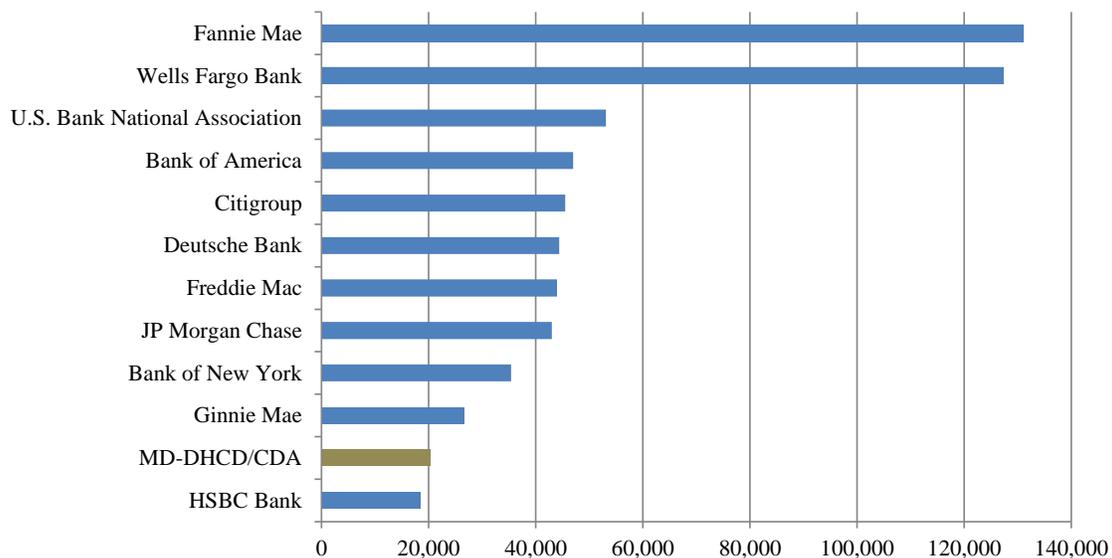
SECURED PARTIES

Notices received from April 2008 to November 2014 indicate that there were 2,800 secured parties holding security interests in homes that have been served notices during this period statewide. A secured party for a mortgage loan is the person or organization holding a security interest or lien against collateral created by an agreement between both parties. This security interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through November 2014, Fannie Mae remained the largest secured party in Maryland with 131,039 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 127,377 notices or a 15.7 percent share followed by U.S. Bank National Association (53,113 notices or 6.5 percent); Bank of America (46,984 notices or 5.8 percent); Citigroup (45,487 notices or 5.6 percent); Deutsche Bank (44,399 notices or 5.5 percent); Freddie Mac (43,998 notices or 5.4 percent); JP Morgan Chase (42,985 notices or a 5.3 percent); Bank of New York (35,396 notices or 4.4 percent), Ginnie Mae (26,753 notices or 3.3 percent) and 20,239 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 617,770 notices that are in default or 82.2 percent of the total (Table 5).

For notices dated November 2014, Fannie Mae led all secured parties statewide with 834 loans capturing 16.0 percent of the total followed by Freddie Mac (713 loans or 13.7 percent). Other secured parties with more than 500 loans in November is JP Morgan Chase (575 loans or 11.0 percent) as shown in Table 6. For November notices, these secured parties captured a total of 2,122 loans or 40.8 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 – November 2014



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

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

Secured Party	Loans Secured*	% of Total
Fannie Mae	131,039	16.1%
Wells Fargo Bank	127,377	15.7%
U.S. Bank National Association	53,113	6.5%
Bank of America	46,984	5.8%
Citigroup	45,487	5.6%
Deutsche Bank	44,399	5.5%
Freddie Mac	43,998	5.4%
JP Morgan Chase	42,985	5.3%
Bank of New York	35,396	4.4%
Ginnie Mae	26,753	3.3%
MD-DHCD/CDA	20,239	2.5%
HSBC Bank	18,461	2.3%
Nationstar Mortgage LLC	12,005	1.5%
Aurora Bank	9,563	1.2%
Wachovia Bank	8,508	1.0%
General Motors Acceptance Corporation	6,888	0.8%
BAC Home Loans Servicing	5,432	0.7%
LaSalle Bank	5,240	0.6%
PNC Bank	3,737	0.5%
Chase Manhattan Bank	3,684	0.5%
BEAR STEARNS	3,557	0.4%
BB&T Bank	3,377	0.4%
Countrywide Home Loans	3,330	0.4%
M&T Bank	3,056	0.4%
Capital One	2,598	0.3%
First Horizon Home Loans	2,510	0.3%
Mortgage Electric Registration System	2,480	0.3%
First Tennessee Bank	2,305	0.3%
SunTrust Bank	2,268	0.3%
MidFirst Bank	2,140	0.3%
Lehman Brothers	2,101	0.3%
Unknown	2,087	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,774	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,593	0.2%
Wilmington Trust	1,591	0.2%
Bayview Loan Servicing LLC	1,546	0.2%
Massachusetts Mutual Life Insurance Company	1,378	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%
Christiana Bank & Trust	1,272	0.2%
Selected Secured Parties	751,343	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
November 2014

Secured Party	Loans Secured	% of Total
Fannie Mae	834	16.0%
Freddie Mac	713	13.7%
JP Morgan Chase	575	11.0%
Bank of America	469	9.0%
Ginnie Mae	463	8.9%
U.S. Bank National Association	430	8.3%
Bank of New York	305	5.9%
Wells Fargo Bank	304	5.8%
Citigroup	293	5.6%
MD-DHCD/CDA	206	4.0%
Deutsche Bank	137	2.6%
Christiana Bank & Trust	109	2.1%
Capital One	94	1.8%
Carrington	84	1.6%
Wilmington Trust	77	1.4%
HSBC Bank	56	1.0%
U.S. Bank Trust	56	1.0%
<i>Selected Secured Parties</i>	<i>5,205</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 November 2014 indicate that there were 1,337 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 154,305 mortgage default notices accounting for 19.7 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced*	% of Total
Bank of America	154,305	19.7%
Wells Fargo Bank	141,662	18.1%
JP Morgan Chase	86,930	11.1%
Citigroup	70,186	9.0%
Nationstar Mortgage LLC	50,015	6.4%
America's Servicing Company	29,286	3.7%
American Home Mortgage Servicing	17,340	2.2%
Bogman Inc	15,820	2.0%
One West Bank	13,766	1.8%
General Motors Acceptance Corporation	12,959	1.7%
Ocwen Loan Servicing	12,798	1.6%
Litton Loan Servicing	11,423	1.5%
EMC Mortgage Corporation	11,354	1.5%
M&T Bank	10,459	1.3%
Washington Mutual	7,554	1.0%
Carrington Mortgage Services	6,608	0.8%
Aurora Bank	6,522	0.8%
Seterus Inc	6,425	0.8%
Wachovia Bank	6,002	0.8%
Select Portfolio Servicing	5,486	0.7%
PNC Bank	5,343	0.7%
Chase Manhattan Bank	5,187	0.7%
Capital One	4,525	0.6%
Countrywide Home Loans	4,246	0.5%
Green Tree Servicing LLC	4,103	0.5%
SunTrust Bank	4,029	0.5%
EverHome Mortgage Company	3,649	0.5%
Saxon Mortgage Services	3,344	0.4%
Homeward Residential, Inc	3,266	0.4%
HSBC Bank	3,260	0.4%
Selected Servicers	745,959	100.0%

**Total shown is more than Servicers listed*

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

The second largest servicer w

as Wells Fargo Bank with 141,662 mortgage notices or 18.1 percent of loans in default followed by JP Morgan Chase (86,930 notices or 11.1 percent), Citigroup (70,186 notices or 9.0 percent), Nationstar Mortgage LLC (50,015 notices or 6.4 percent), America’s Servicing Company (29,286 notices or 3.7 percent), American Home Mortgage Servicing (17,340 notices or 2.2 percent) and Bogman Inc (15,820 notices or 2.0 percent). Together, these servicers have 565,544 mortgage notices or a 75.7 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated November 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 1,220 loans or a 21.2 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in November include Bank of America (1,081 mortgages or 18.8 percent), Nationstar Mortgage LLC (851 mortgages or 14.8 percent) and Citigroup (531 mortgages or 9.2 percent). In total, 3,683 mortgages or 70.0 percent of default mortgages were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in November 2014.

Table 8
Servicers - 50 Plus Loans
November 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
JP Morgan Chase	1,220	21.2%	92
Bank of America	1,081	18.8%	187
Nationstar Mortgage LLC	851	14.8%	221
Citigroup	531	9.2%	244
Wells Fargo Bank	259	4.5%	264
Select Portfolio Servicing	213	3.7%	1,266
Bogman Inc	154	2.7%	68
M&T Bank	141	2.5%	177
Selene Finance	129	2.2%	1,264
Carrington Mortgage Services	124	2.2%	166
Capital One	123	2.1%	157
Green Tree Servicing LLC	93	1.6%	440
Caliber Home Loans	85	1.5%	375
Shellpoint Mortgage Servicing	84	1.5%	237
Bayview Loan Servicing	62	1.1%	367
Cenlar FSB	54	0.9%	772
Seterus Inc	54	0.9%	279
Selected Servicers	5,258	100.0%	423

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

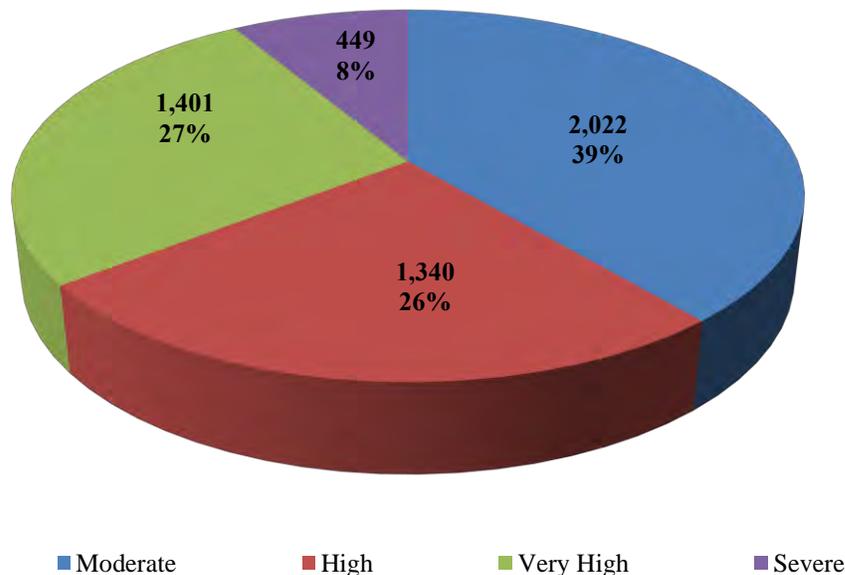
NOI HOT SPOTS IN MARYLAND

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 November 2014, the State average NOI rate was 225 households per NOI received. Overall, a total of 5,212 NOIs, accounting for 88.0 percent of all notices received in November 2014, occurred in 158 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 2,022 notices in 85 communities, accounting for 39.0 percent of NOIs in all Hot Spots and 34.0 percent of all NOIs in November 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 1,340 notices in 36 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
November 2014



Source – DILLR 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 1,401 notices in 29 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 449 notices in 8 communities, accounting for 9.0 percent of all NOI Hot Spots communities and 8.0 percent of notices received statewide in November 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,252 notices or 24.0 percent of the total, followed by Baltimore City with 796 notices or 15.3 percent; Baltimore County with 777 notices or 14.9 percent; Anne Arundel County with 449 notices or 8.6 percent and Montgomery County with 431 notices or 8.3 percent of total Hot Spots. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in seven jurisdictions including Allegany, Caroline, Dorchester, Garrett, Queen Anne’s, Talbot and Worcester counties.

“Moderate” NOI Hot Spots made up 39.0 percent of total Hot Spots with 2,022 notices in 85 communities in November. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 400 notices followed by Baltimore County (395 notices) and Anne Arundel County (264 notices). The lowest concentration of moderate Hot Spots occurred in 10 jurisdictions including Allegany, Calvert, Charles, Dorchester, Garrett, Queen Anne’s, St. Mary’s, Talbot, Washington and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,340 notices or 26.0 percent of the total occurred in 36 communities within 13 jurisdictions. Prince George’s County had the highest concentration with 393 notices in this category followed by Baltimore County with 263 notices and Anne Arundel County with 185 notices. Calvert, Caroline, Cecil, Charles and Montgomery 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 1,401 notices in 29 communities within nine jurisdictions in November. The largest concentration was in Prince George’s County with 658 notices or 47.0 percent of the total followed by Baltimore City (333 notices or 23.8 percent share). These two jurisdictions received 991 notices in November capturing 70.7 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 zip code area. In Baltimore City, notices were mostly in Raspeburg serving the 21206 zip code area.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Baltimore City (220 notices or 49.0 percent) and Prince George’s County (120 notices or 26.7 percent) of all severe Hot Spots notices in November. In the City, notices were clustered in the Raspeburg neighborhoods serving areas within the 21206 zip code area. In the Prince George’s County, notices were received in Hyattsville (20785 zip code) and Suitland (20746 zip code).

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	27	0	0	0	27	0.5%
Anne Arundel	264	185	0	0	449	8.6%
Baltimore	395	263	119	0	777	14.9%
Baltimore City	113	130	333	220	796	15.3%
Calvert	16	14	47	0	77	1.5%
Caroline	0	17	0	18	35	0.7%
Carroll	124	0	0	0	124	2.4%
Cecil	59	29	0	0	88	1.7%
Charles	25	14	115	91	245	4.7%
Dorchester	17	0	0	0	17	0.3%
Frederick	73	75	0	0	148	2.8%
Garrett	16	0	0	0	16	0.3%
Harford	84	67	77	0	228	4.4%
Howard	158	0	0	0	158	3.0%
Kent	0	0	0	0	0	0.0%
Montgomery	400	31	0	0	431	8.3%
Prince George's	81	393	658	120	1,252	24.0%
Queen Anne's	26	0	0	0	26	0.5%
Somerset	0	0	0	0	0	0.0%
St. Mary's	11	58	11	0	80	1.5%
Talbot	28	0	0	0	28	0.5%
Washington	35	64	0	0	99	1.9%
Wicomico	53	0	13	0	66	1.3%
Worcester	17	0	28	0	45	0.9%
Statewide	2,022	1,340	1,401	449	5,212	100.0%
Hot Spots Share	39.0%	26.0%	27.0%	9.0%	100.0%	
Share of NOI	34.0%	23.0%	24.0%	8.0%	88.0%	

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

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

