

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND SEPTEMBER 2013 REPORT



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**NOTICE OF INTENT TO FORECLOSE IN MARYLAND  
SEPTEMBER 2013 REPORT**

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# NOTICE OF INTENT TO FORECLOSE IN MARYLAND SEPTEMBER 2013 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 710,000 notices of intent (NOI) to foreclose have been issued by financial institutions/lenders to homeowners in Maryland since statutory foreclosure changes took effect in April 2008 requiring financial institutions/lenders to send copies of NOIs to the agency.

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

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

Based on notices received by DLLR, this report will review the following by jurisdiction from April 2008 through September 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 706,820 NOIs issued to homeowners statewide have been received by DLLR through September 2013 (Table 1). Even though notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead all jurisdictions with a 24.3 percent share of NOIs or 171,712 notices followed by Baltimore City with 95,175 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through September 2013 include Baltimore County (90,175 notices or 12.8 percent), Montgomery County (77,141 notices or 10.9 percent), Anne Arundel County (56,889 notices or 8.0 percent), Harford County (28,221 notices or 4.0 percent), Charles County (27,471 notices or 3.9 percent), Frederick County (25,291 notices or 3.6 percent) and Howard County (21,714 notices or 3.1 percent). Together, these jurisdictions have received a total of 593,789 notices, accounting for 84.0 percent of all NOIs received to-date.

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

<b>Jurisdiction</b>	<b>Number</b>	<b>% of Total</b>
Allegany	4,727	0.7%
Anne Arundel	56,889	8.0%
Baltimore	90,175	12.8%
Baltimore City	95,175	13.5%
Calvert	11,902	1.7%
Caroline	5,329	0.8%
Carroll	14,264	2.0%
Cecil	11,458	1.6%
Charles	27,471	3.9%
Dorchester	4,640	0.7%
Frederick	25,291	3.6%
Garrett	2,363	0.3%
Harford	28,221	4.0%
Howard	21,714	3.1%
Kent	2,473	0.3%
Montgomery	77,141	10.9%
Prince George's	171,712	24.3%
Queen Anne's	5,928	0.8%
Somerset	2,337	0.3%
St. Mary's	10,044	1.4%
Talbot	3,502	0.5%
Washington	16,184	2.3%
Wicomico	9,857	1.4%
Worcester	8,023	1.1%
<b>Statewide</b>	<b>706,820</b>	<b>100.0%</b>

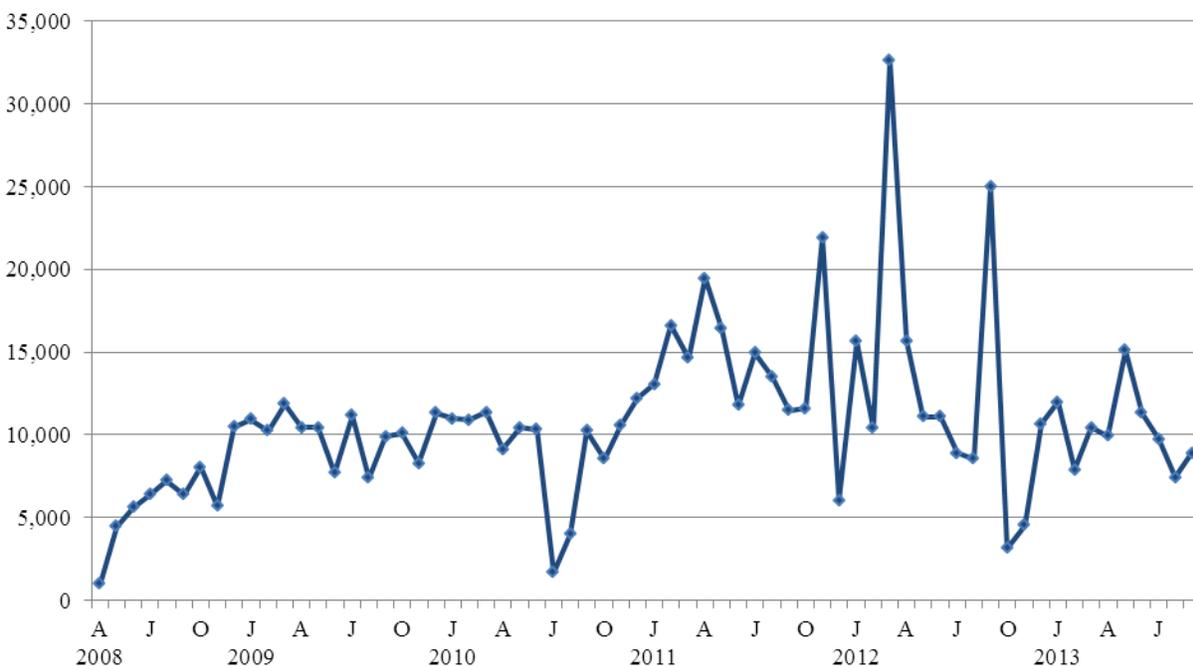
*Source – DLLR and DHCD, Office of Research*

September NOIs increased by 19.6 percent from 7,423 in the prior month to 8,875 (Chart 1) due primarily to a 134.1 increase in submissions by a major servicer. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,948 notices or 21.9 percent) followed by Baltimore City (1,296 notices or 14.6 percent), Baltimore County (1,239 notices or 14.0 percent), Montgomery County (804 notices or 9.1 percent) and Anne Arundel County (736 notices or 8.3 percent) as shown in Table 2. Together, these jurisdictions received a total of 6,023 notices or 67.9 percent of all NOIs issued for the month. On an annual basis, NOIs fell by 64.5 percent.

NOIs in September increased in all Maryland jurisdictions from the prior month with the exception of Garrett County which fell by 44.7 percent. The largest increases were in Kent County (78.3 percent), Somerset County (70.4 percent), St. Mary’s County (42.0 percent), Calvert County (31.4 percent) and Carroll County (30.7 percent).

Compared with a year ago, NOIs fell in all Maryland jurisdictions with the largest decreases in Garrett County (71.6 percent), Montgomery County (70.2 percent), Prince George’s County (69.1 percent), Caroline County (68.2 percent), Worcester County (68.1 percent), Howard County (67.4 percent), Frederick and Washington counties (67.2 percent, each).

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



Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Number	% of Total	% Change From	
			Aug-13	Sep-12
Allegany	82	0.9%	26.2%	-49.7%
Anne Arundel	736	8.3%	29.8%	-64.1%
Baltimore	1,239	14.0%	16.2%	-61.0%
Baltimore City	1,296	14.6%	25.0%	-58.0%
Calvert	184	2.1%	31.4%	-60.3%
Caroline	61	0.7%	22.0%	-68.2%
Carroll	196	2.2%	30.7%	-59.1%
Cecil	154	1.7%	6.9%	-63.2%
Charles	374	4.2%	19.1%	-65.1%
Dorchester	73	0.8%	25.9%	-55.5%
Frederick	293	3.3%	21.6%	-67.2%
Garrett	21	0.2%	-44.7%	-71.6%
Harford	359	4.0%	21.7%	-64.0%
Howard	250	2.8%	11.1%	-67.4%
Kent	41	0.5%	78.3%	-52.3%
Montgomery	804	9.1%	15.5%	-70.2%
Prince George's	1,948	21.9%	13.8%	-69.1%
Queen Anne's	92	1.0%	27.8%	-54.7%
Somerset	46	0.5%	70.4%	-33.3%
St. Mary's	142	1.6%	42.0%	-61.1%
Talbot	59	0.7%	28.3%	-51.6%
Washington	197	2.2%	20.9%	-67.2%
Wicomico	144	1.6%	15.2%	-52.9%
Worcester	84	0.9%	21.7%	-68.1%
<b>Statewide</b>	<b>8,875</b>	<b>100.0%</b>	<b>19.6%</b>	<b>-64.5%</b>

*Source – DLLR and DHCD, Office of Research*

## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through September 2013 showed that financial institutions/lenders in Maryland allowed an average of 196 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to September 2013 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 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 September 2013, financial institutions/lenders allowed an average of 275 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 30.8 percent or 67 days more from the previous month (Chart 2). Compared with September 2012, the average days past due fell by 31.4 percent or 125 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in September. The highest average days past due were recorded in Somerset County (373 days) followed by Cecil County (312 days), Prince George's County (305 days) and Charles County (300 days).

Compared with a year ago, the average number of days past due declined in all Maryland jurisdictions. Notable decreases from the prior month were in St. Mary's County (71.6 percent), Garrett County (64.7 percent), Caroline County (59.2 percent), Dorchester County (53.2 percent), Wicomico County (52.8 percent) and Howard County (50.0 percent).

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



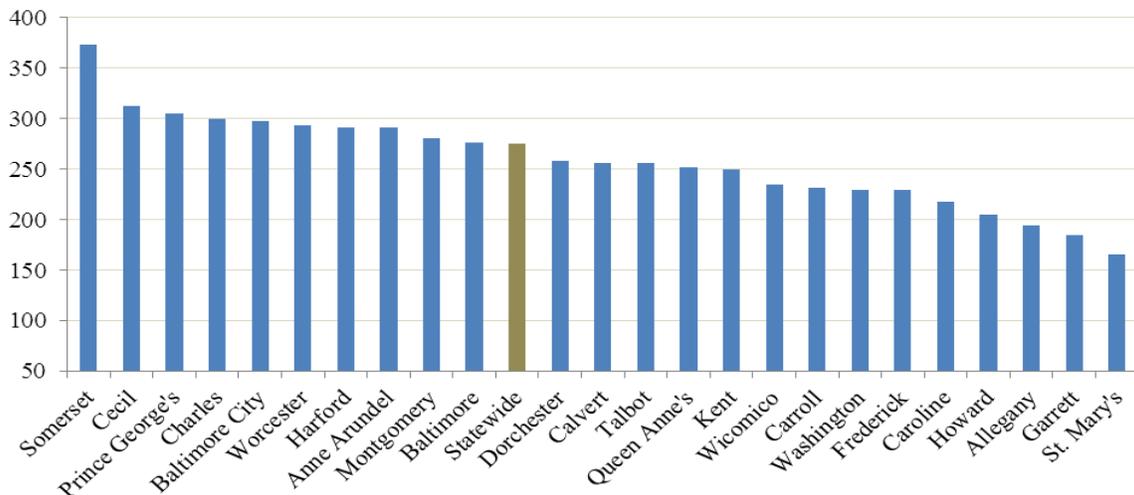
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Aug-13	Sep-12
Allegany	194	7.7%	-50.0%
Anne Arundel	291	49.0%	-26.2%
Baltimore	276	30.6%	-25.7%
Baltimore City	298	38.7%	-33.2%
Calvert	257	19.7%	-39.8%
Caroline	218	16.8%	-59.2%
Carroll	232	-8.3%	-43.4%
Cecil	312	32.1%	-21.2%
Charles	300	73.9%	-20.9%
Dorchester	258	18.6%	-53.2%
Frederick	229	9.8%	-40.9%
Garrett	185	-31.4%	-64.7%
Harford	291	34.7%	-31.0%
Howard	205	22.0%	-46.7%
Kent	250	50.8%	-35.0%
Montgomery	281	48.9%	-24.2%
Prince George's	305	32.2%	-19.5%
Queen Anne's	252	-2.0%	-41.4%
Somerset	373	128.7%	-20.9%
St. Mary's	165	-0.3%	-71.6%
Talbot	257	39.0%	-37.6%
Washington	230	25.3%	-44.4%
Wicomico	235	7.8%	-52.8%
Worcester	293	-5.7%	-28.0%
<b>Statewide</b>	<b>275</b>	<b>30.8%</b>	<b>-31.4%</b>

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,231 for notices past due received from April 2008 to September 2013 and \$10,456 for September 2013 alone. The average owed in September 2013 fell 2.0 percent from the preceding month and by 51.1 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 196 days, the monthly payment owed per homeowner totals \$1,780 for notices received from April 2008 through September 2013 and \$1,657 for September alone. The total average monthly amount owed on notices may or may not include late fees that have accumulated due to non-payment/defaults.

Notices received for September 2013 shows that the average amount owed exceeded \$10,000 in 13 Maryland jurisdictions but less in Allegany, Carroll, Frederick, Garrett, Howard, Kent, Somerset, Talbot, Washington and Wicomico counties as well as Baltimore City. The highest amounts were in Worcester County (\$15,084) followed by Dorchester County (\$12,790), Montgomery County (\$11,449), Queen Anne's County (\$11,312) and Prince George's County (\$11,066). Compared with a year ago, average amounts fell in all Maryland jurisdictions with the largest declines in Talbot County (70.7 percent) and Somerset County (64.1 percent), Table 4.

**Table 4**  
**Average Amount Owed**  
**September 2013**

Jurisdiction	Amount	% Change From	
		Aug-13	Sep-12
Allegany	\$8,057	-23.9%	-54.8%
Anne Arundel	\$10,772	16.6%	-50.2%
Baltimore	\$10,181	0.2%	-53.5%
Baltimore City	\$9,789	-11.1%	-59.0%
Calvert	\$10,354	-10.2%	-50.2%
Caroline	\$10,539	6.0%	-51.1%
Carroll	\$9,805	-21.9%	-53.2%
Cecil	\$10,370	-14.9%	-49.2%
Charles	\$10,646	18.2%	-49.5%
Dorchester	\$12,790	-8.1%	-47.2%
Frederick	\$9,940	6.8%	-50.1%
Garrett	\$8,908	-46.7%	-57.4%
Harford	\$10,899	2.3%	-53.1%
Howard	\$9,194	-15.1%	-55.7%
Kent	\$8,217	-30.1%	-53.1%
Montgomery	\$11,449	6.7%	-41.3%
Prince George's	\$11,066	1.8%	-47.4%
Queen Anne's	\$11,312	-10.0%	-51.5%
Somerset	\$5,156	-45.2%	-64.1%
St. Mary's	\$10,429	14.8%	-55.8%
Talbot	\$6,276	16.4%	-70.7%
Washington	\$9,013	-25.1%	-55.2%
Wicomico	\$9,546	-24.5%	-56.6%
Worcester	\$15,084	12.2%	-17.9%
<b>Statewide</b>	<b>\$10,456</b>	<b>-2.0%</b>	<b>-51.1%</b>

*Source – DLLR and DHCD, Office of Research*

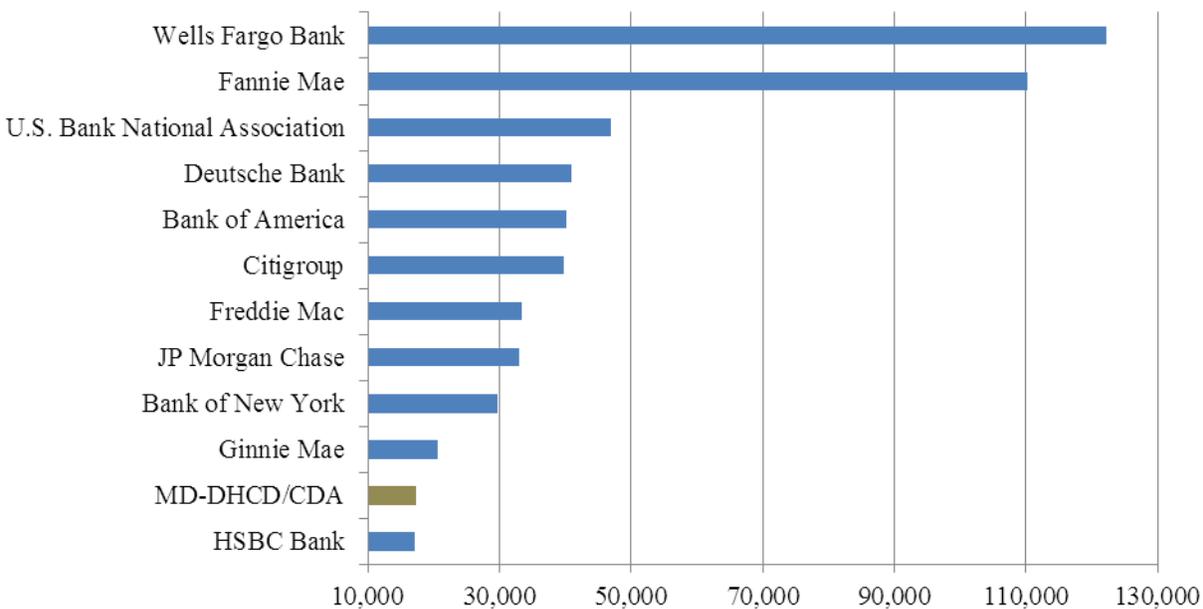
## SECURED PARTIES

Notices received from April 2008 to September 2013 indicate that there were 2,399 secured parties holding security interests in homes that have been served notices during this period statewide. A secured party for a mortgage loan is the person or organization holding a security interest or lien against collateral created by an agreement between both parties. This security interest gives the secured party certain rights in the disposition of secured assets.

From April 2008 through September 2013, Wells Fargo Bank remained the largest secured party in Maryland with 122,252 loans or 17.3 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 110,288 loans or a 15.6 percent share followed by U.S. Bank National Association (46,936 loans or 6.6 percent); Deutsche Bank (40,972 loans or 5.8 percent); Bank of America (40,179 loans or 5.7 percent); Citigroup (39,847 loans or 5.6 percent); Freddie Mac (33,476 loans or 4.7 percent); JP Morgan Chase (33,038 loans or a 4.7 percent); Bank of New York (29,667 loans or 4.2 percent) and Government National Mortgage Association (20,587 loans or 2.9 percent). Together, these secured parties have 517,242 loans that are in default or 79.0 percent of the total (Table 5).

For notices dated September 2013, the Fannie Mae led all secured parties statewide with 1,717 loans capturing 20.0 percent of the total followed by JP Morgan Chase with 1,172 loans or 13.7 percent (Table 6). Other secured parties with more than 500 loans in September were Freddie Mac (974 loans or 11.4 percent) and Citigroup (785 loans or 9.2 percent). For September 2013 notices, these secured parties have a total of 4,648 loans or 57.9 percent of all loans in default for secured parties with more than 50 loans.

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



*Source – DLLR and DHCD, Office of Research*

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Wells Fargo Bank	122,252	17.3%
Fannie Mae	110,288	15.6%
U.S. Bank National Association	46,936	6.6%
Deutsche Bank	40,972	5.8%
Bank of America	40,179	5.7%
Citigroup	39,847	5.6%
Freddie Mac	33,476	4.7%
JP Morgan Chase	33,038	4.7%
Bank of New York	29,667	4.2%
Ginnie Mae	20,587	2.9%
MD-DHCD/CDA	17,325	2.4%
HSBC Bank	17,090	2.4%
Aurora Bank	9,567	1.4%
Nationstar Mortgage LLC	9,272	1.3%
Wachovia Bank	8,516	1.2%
General Motors Acceptance Corporation	6,869	1.0%
BAC Home Loans Servicing	5,423	0.8%
LaSalle Bank	5,178	0.7%
Chase Manhattan Bank	3,693	0.5%
BEAR STEARNS	3,557	0.5%
Countrywide Home Loans	3,331	0.5%
PNC Bank	3,202	0.5%
BB&T Bank	3,057	0.4%
M&T Bank	2,507	0.4%
Mortgage Electric Registration System	2,492	0.4%
First Horizon Home Loans	2,346	0.3%
First Tennessee Bank	2,222	0.3%
SunTrust Bank	2,100	0.3%
Lehman Brothers	2,097	0.3%
Unknown	2,091	0.3%
Capital One	2,034	0.3%
MidFirst Bank	1,919	0.3%
American Home Mortgage Asset Trust	1,904	0.3%
EMC Mortgage Corporation	1,765	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
American Home Mortgage Servicing	1,371	0.2%
Washington Mutual	1,323	0.2%
SACO	1,322	0.2%
Massachusetts Mutual Life Insurance Company	1,312	0.2%
BSMF	1,237	0.2%
CIT Consumer Finance	1,157	0.2%
MetLife	1,142	0.2%
Flagstar Bank	1,131	0.2%
Ocwen Loan Servicing	1,125	0.2%
<b><i>Selected Secured Parties</i></b>	<b><i>654,841</i></b>	<b><i>100.0%</i></b>

*Source – DLLR and DHCD, Office of Research*

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	1,717	20.0%
JP Morgan Chase	1,172	13.7%
Freddie Mac	974	11.4%
Citigroup	785	9.2%
Nationstar Mortgage LLC	461	5.4%
U.S. Bank National Association	439	5.1%
Deutsche Bank	410	4.8%
Bank of America	401	4.7%
Bank of New York	385	4.5%
Ginnie Mae	374	4.4%
MD-DHCD/CDA	283	3.3%
Wells Fargo Bank	262	3.1%
HSBC Bank	129	1.5%
Ocwen Loan Servicing	84	1.0%
Wilmington Trust	81	0.9%
M&T Bank	67	0.8%
<b><i>Selected Secured Parties</i></b>	<b>8,577</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

## MORTGAGE SERVICERS

A Mortgage Servicer is the company that receives payments from borrowers. Mortgage servicers purchase or retain mortgage servicing rights that allow them to collect payments from borrowers in return for a servicing fee from the secured party. Mortgage servicers usually accept and record mortgage payments; calculate variable interest rates on adjustable rate loans; pay taxes and insurance from borrower escrow accounts; negotiate workouts and modifications of mortgage upon default; and conduct or supervise the foreclosure process when required.

Notices received from April 2008 to September 2013 indicate that there were 1,115 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 second consecutive month since April 2008 with 138,516 mortgages accounting for 20.5 percent of the total (Table 7).

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

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Bank of America	138,516	20.5%
Wells Fargo Bank	137,428	20.4%
JP Morgan Chase	66,705	9.9%
Citigroup	55,444	8.2%
Nationstar Mortgage LLC	34,178	5.1%
America's Servicing Company	29,037	4.3%
American Home Mortgage Servicing	17,339	2.6%
Bogman Inc	14,270	2.1%
One West Bank	13,238	2.0%
General Motors Acceptance Corporation	12,960	1.9%
Litton Loan Servicing	11,423	1.7%
EMC Mortgage Corporation	11,353	1.7%
Ocwen Loan Servicing	8,383	1.2%
Washington Mutual	7,554	1.1%
M&T Bank	7,120	1.1%
Aurora Bank	6,525	1.0%
Wachovia Bank	6,004	0.9%
Carrington Mortgage Services	5,247	0.8%
Chase Manhattan Bank	5,202	0.8%
PNC Bank	4,616	0.7%
Countrywide Home Loans	4,253	0.6%
SunTrust Bank	3,760	0.6%
Seterus Inc	3,647	0.5%
Saxon Mortgage Services	3,359	0.5%
Capital One	3,331	0.5%
Homeward Residential, Inc	3,265	0.5%
HSBC Bank	3,085	0.5%
EverHome Mortgage Company	3,046	0.5%
Select Portfolio Servicing	3,013	0.4%
<b>Selected Servicers</b>	<b>642,499</b>	<b>100.0%</b>

*Source – DLLR and DHCD, Office of Research*

The second largest servicer was Wells Fargo Bank with 137,428 mortgages or 20.4 percent of loans in default followed by JP Morgan Chase (66,705 mortgages or 9.9 percent), Citigroup (55,444 mortgages or 8.2 percent), Nationstar Mortgage LLC (34,178 mortgages or 5.1 percent), America's Servicing Company (29,037 mortgages or 4.3 percent), American Home Mortgage Servicing (17,339 mortgages or 2.6 percent), Bogman Inc (14,270 mortgages or 2.1 percent), One West Bank (13,238 mortgages or 2.0 percent), General Motors Acceptance Corporation (12,960 loans or 1.9 percent), Litton Loan Servicing (11,423 mortgages or 1.7 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.7 percent). Together, these servicers have 541,891 loans or an 84.3 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated September 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 2,101 loans or a 24.3 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in September include Nationstar Mortgage LLC (1,480 mortgages or 17.1 percent), Citigroup (1,140 mortgages or 13.2 percent) and Bank of America (1,126 mortgages or 13.0 percent). In total, 5,847 mortgages or 73.1 percent in default were processed by four lenders among servicers with mortgage inventory of more than 50 loans statewide in September 2013.

**Table 8**  
**Servicers - 50 Plus Loans**  
**September 2013**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>	<b>Avg. Days Past Due</b>
JP Morgan Chase	2,101	24.3%	201
Nationstar Mortgage LLC	1,480	17.1%	362
Citigroup	1,140	13.2%	141
Bank of America	1,126	13.0%	50
M&T Bank	376	4.4%	239
Ocwen Loan Servicing	354	4.1%	382
One West Bank	243	2.8%	256
Wells Fargo Bank	241	2.8%	285
Select Portfolio Servicing	174	2.0%	1,098
Bogman Inc	154	1.8%	82
Green Tree Servicing LLC	142	1.6%	758
Seterus Inc	125	1.4%	199
EverHome Mortgage Company	96	1.1%	252
Capital One	87	1.0%	95
Carrington Mortgage Services	85	1.0%	148
PNC Bank	77	0.9%	318
<b>Selected Servicers</b>	<b>8,001</b>	<b>100.0%</b>	<b>242</b>

*Source – DLLR and DHCD, Office of Research*

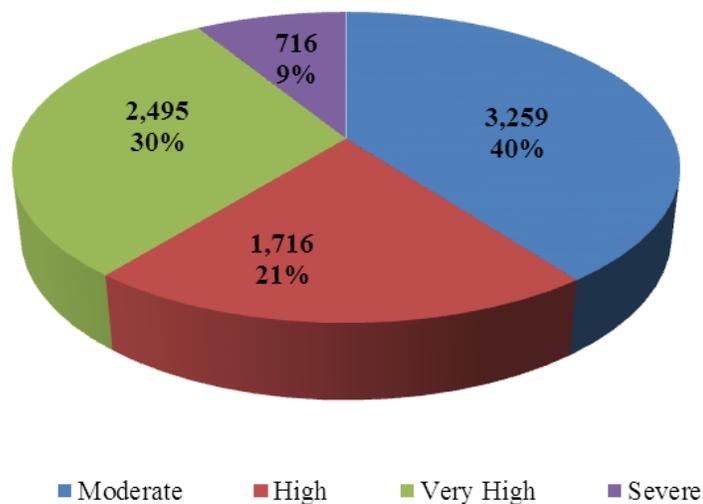
## NOI HOT SPOTS IN MARYLAND

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 September 2013, the State average NOI rate was 153 households per NOI received. Overall, a total of 8,186 NOIs, accounting for 92.0 percent of all notices received in September 2013, occurred in 188 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 3,259 notices in 105 communities, accounting for 40.0 percent of NOIs in all Hot Spots and 37.0 percent of all NOIs in September 2013 (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 1,716 notices in 37 communities, accounting for 21.0 percent of NOIs in all Hot Spots and 19.0 percent of all NOIs statewide.

**Chart 5**  
**Notices of Intent to Foreclose in Maryland**  
**Hot Spot Concentrations**  
**September 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 2,495 notices in 37 communities, representing 30.0 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 716 notices in 9 communities, accounting for 9.0 percent of all NOI Hot Spots communities, and 8.0 percent of notices received statewide in September 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,916 notices or 23.4 percent of the total, followed by Baltimore City with 1,286 notices or 15.7 percent; Baltimore County with 1,181 notices or 14.4 percent; Montgomery County with 773 notices or a 9.0 percent share and Anne Arundel County with 690 notices or 8.4 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in four jurisdictions including Caroline, Kent, Somerset and Talbot counties.

“Moderate” NOI Hot Spots made up 40.0 percent of total Hot Spots with 3,259 notices in 105 communities in September. The highest concentration of moderate NOI Hot Spots were in Montgomery County (737 notices) followed by Baltimore County (526 notices) and Anne Arundel County (523 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Caroline, Charles, Kent, Queen Anne’s, St. Mary’s, Talbot, Worcester counties and Baltimore City, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,716 notices or 21.0 percent of the total occurred in 37 communities within 17 jurisdictions. Prince George’s County had the highest concentration with 497 notices in this category followed by Baltimore County (350 notices) and Baltimore City (230 notices). Calvert, Carroll, Cecil, Charles, Dorchester, Queen Anne’s, Somerset, St. Mary’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 30.0 percent of the total and received 2,495 notices in 37 communities within 11 jurisdictions in September. The largest concentration was in Prince George’s County with 954 notices or 38.2 percent of the total followed by Baltimore City with 850 notices or 34.1 percent share). These two jurisdictions received 1,804 notices in September capturing 72.3 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received largely in Capitol Heights (20743 zip code), Temple Hills (20748 zip code) and Upper Marlboro (20774 zip code). In Baltimore City, notices were received mainly in the Arlington and Carroll neighborhoods serving areas within the 21215 and 21229 zip codes.

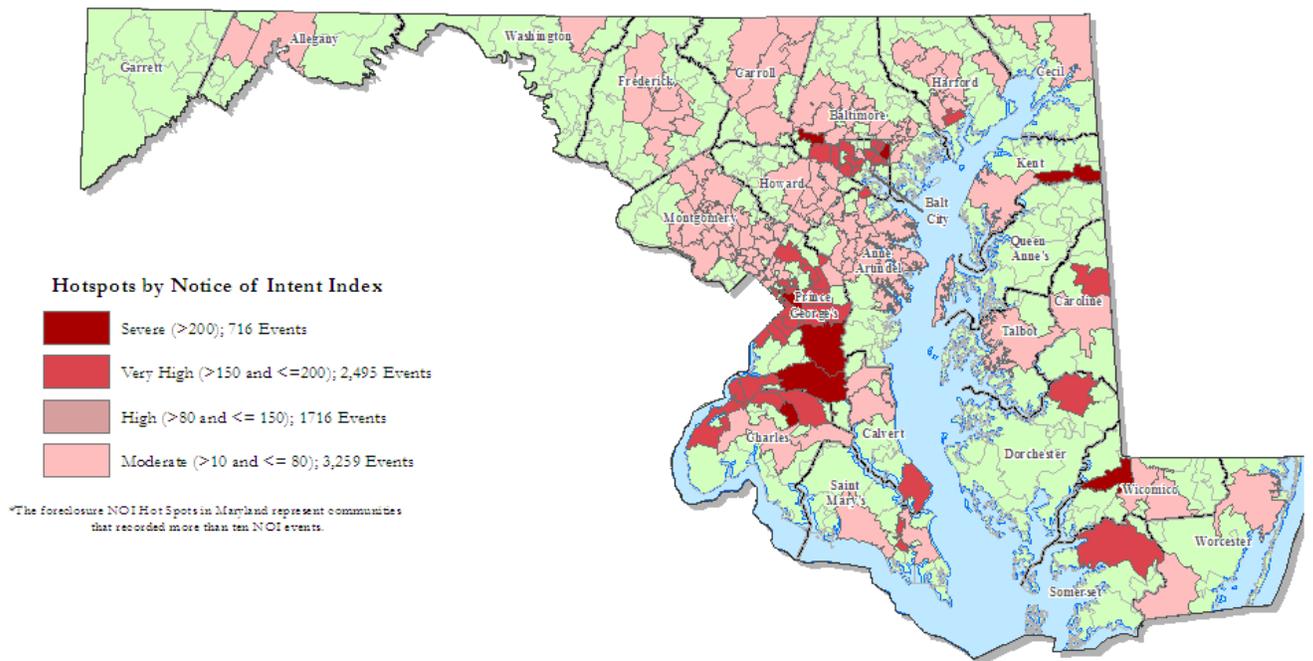
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County (330 notices or 46.1 percent) and Baltimore City (171 notices or 23.0 percent) of all severe Hot Spots notices in September. Notices in the County were concentrated primarily in Upper Marlboro (20772 zip code). In the City, notices were clustered in the Raspeburg neighborhood serving areas within the 21206 zip code designation.

**Table 9**  
**Notices of Intent to Foreclose in Maryland Hot Spots**  
**September 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	67	0	0	0	67	0.8%
Anne Arundel	523	97	70	0	690	8.4%
Baltimore	526	350	200	105	1,181	14.4%
Baltimore City	35	230	850	171	1,286	15.7%
Calvert	57	45	71	0	173	2.1%
Caroline	16	0	15	0	31	0.4%
Carroll	162	20	0	0	182	2.2%
Cecil	83	33	0	0	116	1.4%
Charles	45	21	205	81	352	4.3%
Dorchester	0	38	22	0	60	0.7%
Frederick	165	70	0	0	235	2.9%
Garrett	0	0	0	0	0	0.0%
Harford	206	61	66	0	333	4.1%
Howard	226	0	0	0	226	2.8%
Kent	12	0	0	13	25	0.3%
Montgomery	737	0	0	0	737	9.0%
Prince George's	135	497	954	330	1,916	23.4%
Queen Anne's	24	45	0	0	69	0.8%
Somerset	0	12	25	0	37	0.5%
St. Mary's	39	47	17	0	103	1.3%
Talbot	40	0	0	0	40	0.5%
Washington	33	110	0	0	143	1.7%
Wicomico	81	12	0	16	109	1.3%
Worcester	47	28	0	0	75	0.9%
<b>Statewide</b>	<b>3,259</b>	<b>1,716</b>	<b>2,495</b>	<b>716</b>	<b>8,186</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>40.0%</b>	<b>21.0%</b>	<b>30.0%</b>	<b>9.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>37.0%</b>	<b>19.0%</b>	<b>28.0%</b>	<b>8.0%</b>	<b>92.0%</b>	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 10/23/2013