

NOTICES OF INTENT TO FORECLOSE IN MARYLAND FEBRUARY 2013 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), close to 634,000 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 February 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 633,757 NOIs issued to homeowners statewide have been received by DLLR through February 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 154,618 notices followed by Baltimore City with 85,005 notices or a 13.4 percent share. Other jurisdictions with more than 20,000 notices through February 2013 include Baltimore County (80,340 notices or 12.7 percent), Montgomery County (69,966 notices or 11.0 percent), Anne Arundel County (51,013 notices or 8.0 percent), Harford County (25,344 notices or 4.0 percent), Charles County (24,413 notices or 3.9 percent) and Frederick County (22,852 notices or 3.6 percent). Together, these jurisdictions have received a total of 513,551 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 – February 2013

Jurisdiction	Number	% of Total
Allegany	4,148	0.7%
Anne Arundel	51,013	8.0%
Baltimore	80,340	12.7%
Baltimore City	85,005	13.4%
Calvert	10,579	1.7%
Caroline	4,783	0.8%
Carroll	12,817	2.0%
Cecil	10,167	1.6%
Charles	24,413	3.9%
Dorchester	4,049	0.6%
Frederick	22,852	3.6%
Garrett	2,108	0.3%
Harford	25,344	4.0%
Howard	19,584	3.1%
Kent	2,188	0.3%
Montgomery	69,966	11.0%
Prince George's	154,618	24.4%
Queen Anne's	5,233	0.8%
Somerset	2,058	0.3%
St. Mary's	8,907	1.4%
Talbot	3,057	0.5%
Washington	14,489	2.3%
Wicomico	8,805	1.4%
Worcester	7,234	1.1%
Statewide	633,757	100.0%

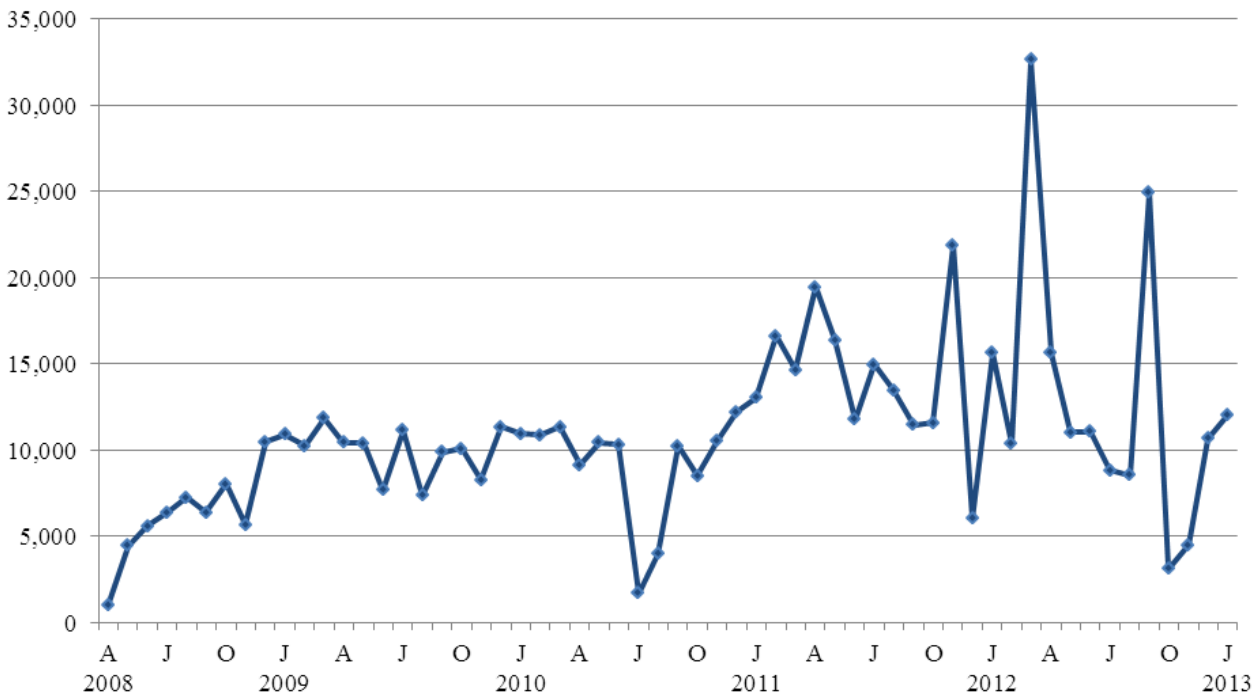
Source – DLLR and DHCD, Office of Research

NOIs declined by 34.7 percent from 12,043 in the prior month to 7,863 notices in February 2013 due to fewer numbers of reporting days in February (Chart 1). Compared with the same period a year ago, NOIs fell 24.3 percent. Apportioned by jurisdiction, the largest share of notices were issued in Prince George’s County (1,804 notices or 22.9 percent) followed by Baltimore City (1,090 notices or 13.9 percent), Baltimore County (982 notices or 12.5 percent), Montgomery County (865 notices or 11.0 percent) and Anne Arundel County (658 notices or 8.4 percent) as shown in Table 2. Together, these jurisdictions received a total of 5,399 notices or 68.7 percent of all NOIs issued for the month.

February notices decreased in all Maryland jurisdictions from the prior month with the largest decreases of more than 35.0 percent in Talbot County (42.3 percent), Frederick County (41.6 percent), Carroll County (40.1 percent), Calvert County (39.8 percent), Howard County (39.0 percent), Queen Anne’s County (38.4 percent), and Baltimore County (38.0 percent).

Compared with a year ago, NOIs declined in 21 Maryland jurisdictions, increased in Caroline County but were unchanged in Allegany and Garrett counties. Significant decreases were in Kent County (40.0 percent), Dorchester County (35.7 percent), Calvert County (35.6 percent) and Queen Anne’s County (35.5 percent).

Chart 1
Notices of Intent to Foreclose in Maryland
Cumulative Number, April 2008 – February 2013



Source – DLLR and DHCD, Office of Research

Table 2
Notices of Intent to Foreclose in Maryland
February 2013

Jurisdiction	Number	% of Total	% Change From	
			Jan-13	Feb-12
Allegany	66	0.8%	-17.5%	0.0%
Anne Arundel	658	8.4%	-35.5%	-23.6%
Baltimore	982	12.5%	-38.0%	-26.4%
Baltimore City	1,090	13.9%	-34.2%	-22.8%
Calvert	121	1.5%	-39.8%	-35.6%
Caroline	71	0.9%	-27.6%	1.4%
Carroll	164	2.1%	-40.1%	-30.5%
Cecil	154	2.0%	-13.0%	-10.5%
Charles	310	3.9%	-32.2%	-7.2%
Dorchester	54	0.7%	-35.7%	-35.7%
Frederick	256	3.3%	-41.6%	-29.5%
Garrett	31	0.4%	-26.2%	0.0%
Harford	331	4.2%	-33.1%	-18.5%
Howard	236	3.0%	-39.0%	-25.6%
Kent	33	0.4%	-5.7%	-40.0%
Montgomery	865	11.0%	-31.5%	-26.3%
Prince George's	1,804	22.9%	-35.8%	-26.2%
Queen Anne's	69	0.9%	-38.4%	-35.5%
Somerset	18	0.2%	-14.3%	-33.3%
St. Mary's	115	1.5%	-31.1%	-19.6%
Talbot	41	0.5%	-42.3%	-29.3%
Washington	192	2.4%	-31.4%	-16.9%
Wicomico	106	1.3%	-27.4%	-30.7%
Worcester	96	1.2%	-32.9%	-20.0%
Statewide	7,863	100.0%	-34.7%	-24.3%

Source – DLLR and DHCD, Office of Research

AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through February 2013 showed that financial institutions/lenders in Maryland allowed an average of 154 days to elapse after homeowners' last payment before issuing an NOI. Statewide data from April 2008 to February 2013 show that 62.0 percent of lenders allowed 100 days or more between the last payment date and NOI and the other 38.0 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 February 2013, financial institutions/lenders allowed an average of 254 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 2.2 percent or 5 days from the previous month (Chart 2). Compared with February 2012, the average days past due declined 14.7 percent or 44 days 2012 as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in February. The highest average days past due were recorded in Somerset County (812 days) followed by Howard County (310 days), Washington County (309 days) and Prince George's County (292 days).

Compared with a year ago, the average number of days past due decreased in 15 jurisdictions but increased in the other 9 by 14.7 percent. Significant declines were in Wicomico County (47.1 percent), Charles County (42.6 percent) and Worcester County (36.8 percent) while the largest increase was in Allegany County (31.5 percent).

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



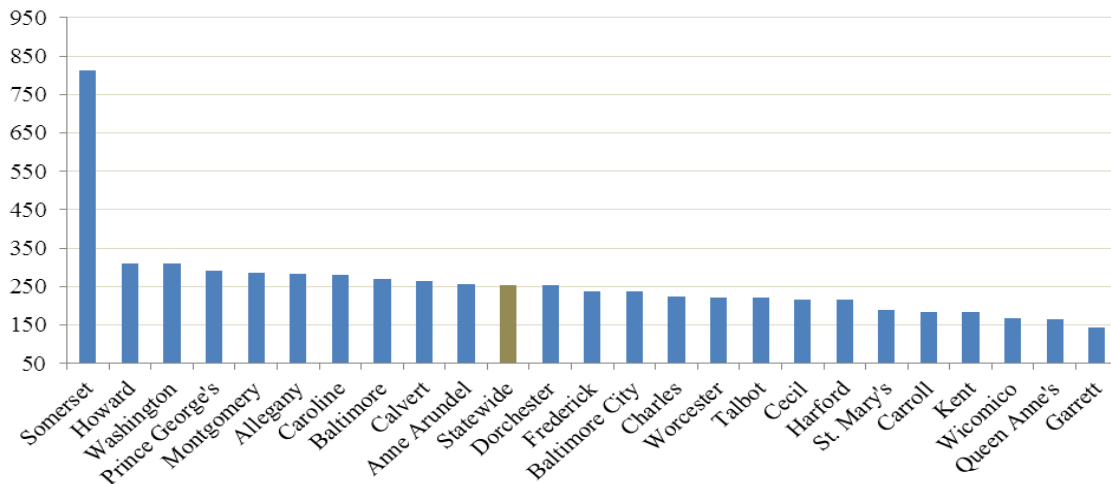
Source – DLLR and DHCD, Office of Research

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

Jurisdiction	Days	% Change From	
		Jan-13	Feb-12
Allegany	284	142.2%	31.5%
Anne Arundel	256	-4.8%	-1.6%
Baltimore	269	24.5%	13.0%
Baltimore City	238	-12.5%	-18.2%
Calvert	264	31.0%	18.1%
Caroline	281	29.7%	3.3%
Carroll	183	-35.8%	-27.6%
Cecil	215	-3.4%	10.3%
Charles	224	-34.0%	-42.6%
Dorchester	253	20.1%	-34.5%
Frederick	238	-5.2%	-26.7%
Garrett	143	106.2%	-14.8%
Harford	215	-17.9%	-22.1%
Howard	310	-6.5%	-4.7%
Kent	183	0.4%	1.5%
Montgomery	286	-6.5%	-27.1%
Prince George's	292	-8.1%	-9.3%
Queen Anne's	165	-18.2%	-32.9%
Somerset	812	551.1%	8.9%
St. Mary's	189	-26.3%	-28.0%
Talbot	220	17.0%	4.7%
Washington	309	41.4%	11.9%
Wicomico	169	-5.0%	-47.1%
Worcester	222	12.0%	-36.8%
Statewide	254	2.2%	-14.7%

Source – DLLR and DHCD, Office of Research

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



Source – DLLR and DHCD, Office of Research

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$10,731 for notices received from April 2008 to February 2013 and \$10,797 for February 2013 alone. The average owed in February 2013 decreased by 15.0 percent from January and by 23.0 percent from February 2012 (Table 4). Assuming the average number of days allowed between default and notice is 152 days, the monthly payment owed per homeowner totals \$2,156 for notices received from April 2008 through February 2013 and \$2,169 for February 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 February 2013 indicates that the average amount owed exceed \$10,000 in 14 Maryland jurisdictions. The highest amounts were in Somerset County (\$17,844) followed by Prince George's County (\$12,833), Montgomery County (\$12,693) and Worcester County (\$12,188). Average amount past due declined in 19 jurisdictions from the prior month compared with decreases in 21 jurisdictions from February 2012.

Table 4
Average Amount Owed
February 2013

Jurisdiction	Amount	% Change From	
		Jan-13	Feb-12
Allegany	\$7,760	31.7%	-1.7%
Anne Arundel	\$10,746	-17.7%	-19.8%
Baltimore	\$9,173	-17.2%	-30.1%
Baltimore City	\$8,356	-15.1%	-33.2%
Calvert	\$9,591	-12.0%	-31.0%
Caroline	\$10,352	-28.9%	-11.2%
Carroll	\$10,374	-20.1%	-8.8%
Cecil	\$11,310	9.0%	38.8%
Charles	\$11,284	-12.1%	-25.6%
Dorchester	\$6,586	-61.9%	-19.6%
Frederick	\$11,461	-10.1%	-24.6%
Garrett	\$7,359	28.1%	23.9%
Harford	\$10,992	-8.4%	-17.1%
Howard	\$10,801	-30.8%	-23.0%
Kent	\$7,676	-26.2%	-9.9%
Montgomery	\$12,693	-20.8%	-25.6%
Prince George's	\$12,833	-11.6%	-18.8%
Queen Anne's	\$8,302	-13.1%	-31.8%
Somerset	\$17,844	157.2%	20.9%
St. Mary's	\$11,048	-21.8%	-29.1%
Talbot	\$6,989	-32.7%	-44.0%
Washington	\$10,622	0.4%	-14.5%
Wicomico	\$7,582	-20.9%	-33.3%
Worcester	\$12,188	-6.4%	-19.9%
Statewide	\$10,797	-15.0%	-23.0%

Source – DLLR and DHCD, Office of Research

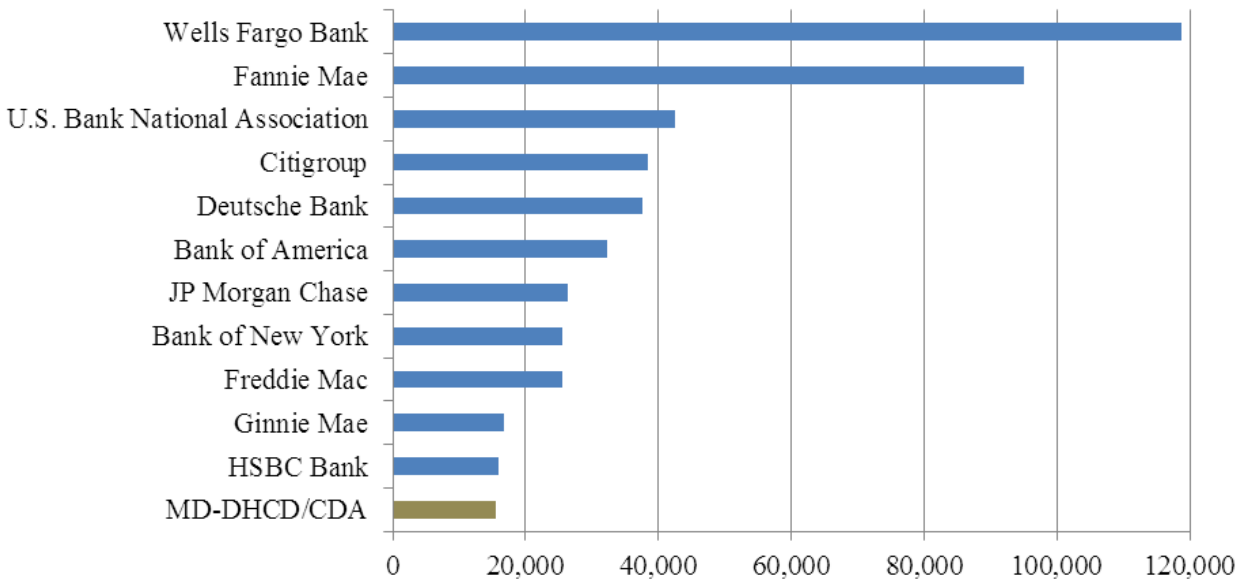
SECURED PARTIES

Notices received from April 2008 to February 2013 indicate that there were 2,391 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 February 2013, Wells Fargo Bank remained the largest secured party in Maryland with 118,845 loans or 20.4 percent among all secured parties with 1,000 loans or greater (Chart 4). Fannie Mae remained in second position with 95,016 loans or a 16.3 percent share followed by U.S. Bank National Association (43,430 loans or 7.3 percent); Citigroup (38,380 loans or 6.6 percent), Deutsche Bank (37,546 loans or 6.4 percent), Bank of America (32,368 loans or 5.5 percent), JP Morgan Chase (26,436 loans or a 4.5 percent), Bank of New York (25,602 loans or 4.4 percent), and Freddie Mac (25,473 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 February 2013, Fannie Mae led all secured parties statewide with 2,202 loans capturing 32.3 percent of the total followed by Freddie Mac with 786 loans or 11.5 percent (Table 6). Other secured parties with more than 500 loans in February include JP Morgan Chase with 753 loans or 11.1 percent, Wells Fargo Bank with 550 loans or 8.1 percent of the total and U.S. Bank National Association with 526 loans or 7.7 percent). For February 2013 notices, these secured parties have a total of 4,817 loans or 71.0 percent of all loans in default for secured parties with more than 50 loans.

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



Source – DLLR and DHCD, Office of Research

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

Secured Party	Loans Secured	% of Total
Wells Fargo Bank	118,845	20.4%
Fannie Mae	95,016	16.3%
U.S. Bank National Association	42,430	7.3%
Citigroup	38,380	6.6%
Deutsche Bank	37,546	6.4%
Bank of America	32,368	5.5%
JP Morgan Chase	26,436	4.5%
Bank of New York	25,602	4.4%
Freddie Mac	25,473	4.4%
Ginnie Mae	16,677	2.9%
HSBC Bank	15,987	2.7%
MD-DHCD/CDA	15,529	2.7%
Aurora Bank	9,559	1.6%
Wachovia Bank	8,510	1.5%
General Motors Acceptance Corporation	6,826	1.2%
BAC Home Loans Servicing	5,416	0.9%
Nationstar Mortgage LLC	5,374	0.9%
LaSalle Bank	5,177	0.9%
Chase Manhattan Bank	3,693	0.6%
Countrywide Home Loans	3,323	0.6%
BB&T Bank	2,875	0.5%
PNC Bank	2,852	0.5%
Bears Stern Asset Backed Securities	2,529	0.4%
Mortgage Electric Registration System	2,492	0.4%
M&T Bank	2,218	0.4%
First Tennessee Bank	2,193	0.4%
Lehman Brothers	2,096	0.4%
Unknown	2,091	0.4%
First Horizon Home Loans	1,989	0.3%
SunTrust Bank	1,924	0.3%
American Home Mortgage Asset Trust	1,859	0.3%
Capital One	1,857	0.3%
MidFirst Bank	1,811	0.3%
EMC Mortgage Corporation	1,750	0.3%
ARSI - Argent Securities Inc	1,589	0.3%
Selected Secured Parties	583,269	100.0%

Source – DLLR and DHCD, Office of Research

Table 6
Secured Parties – 50 Plus Loans
February 2013

Secured Party	Loans Secured	% of Total
Fannie Mae	2,202	32.3%
Freddie Mac	786	11.5%
JP Morgan Chase	753	11.1%
Wells Fargo Bank	550	8.1%
U.S. Bank National Association	526	7.7%
Deutsche Bank	437	6.4%
Bank of Glen Burnie	411	6.0%
Nationstar Mortgage LLC	404	5.9%
MD-DHCD/CDA	213	3.1%
HSBC Bank	107	1.6%
AMSI - American Mortgage Securities Inc	74	1.1%
Cenlar FSB	71	1.0%
Bank of America	69	1.0%
One West Bank	52	0.8%
General Motors Acceptance Corporation	51	0.7%
M&T Bank	51	0.7%
Wilmington Trust	51	0.7%
<i>Selected Secured Parties</i>	<i>6,808</i>	<i>100.0%</i>

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 February 2013 indicate that there were 1,069 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with a loan inventory of greater than 1,000; Wells Fargo Bank recorded the largest volume of loans with 134,156 mortgages accounting for 23.5 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Wells Fargo Bank	134,156	23.5%
Bank of America	115,589	20.2%
Citigroup	53,792	9.4%
JP Morgan Chase	50,240	8.8%
America's Servicing Company	28,817	5.0%
Nationstar Mortgage LLC	24,538	4.3%
American Home Mortgage Servicing	17,340	3.0%
Bogman Inc	13,307	2.3%
General Motors Acceptance Corporation	12,960	2.3%
Litton Loan Servicing	11,423	2.0%
EMC Mortgage Corporation	11,353	2.0%
One West Bank	11,164	2.0%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.1%
Ocwen Loan Servicing	5,785	1.0%
M&T Bank	5,519	1.0%
Chase Manhattan Bank	5,202	0.9%
Carrington Mortgage Services	4,455	0.8%
Countrywide Home Loans	4,253	0.7%
PNC Bank	3,833	0.7%
SunTrust Bank	3,454	0.6%
Saxon Mortgage Services	3,356	0.6%
Homeward Residential, Inc	3,090	0.5%
HSBC Bank	2,903	0.5%
Capital One	2,865	0.5%
Seterus Inc	2,555	0.4%
MetLife	2,507	0.4%
EverHome Mortgage Company	2,327	0.4%
Select Portfolio Servicing	2,273	0.4%
Selected Servicers	571,069	100.0%

Source – DLLR and DHCD, Office of Research

The second largest servicer was Bank of America with 115,589 mortgages or 20.2 percent of loans in default followed by Citigroup (53,792 mortgages or 9.4 percent), JP Morgan Chase (50,240 mortgages or 8.8 percent), America's Servicing Company (28,817 mortgages or 5.0 percent), Nationstar Mortgage LLC (24,538 mortgages or 4.3 percent), American Home Mortgage Servicing (17,340 mortgages or 3.0 percent), Bogman Inc (13,307 mortgages or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.3 percent), Litton Loan Servicing (11,423 mortgages or 2.0 percent), EMC Mortgage Corporation (11,353 mortgage or 2.0 percent) and One West Bank (11,164 mortgages or 2.0 percent). Together, these servicers have 484,679 loans or an 85.0 percent share of loans in default for servicers with 1,000 loans or greater, statewide.

For notices dated February 2013, JP Morgan Chase led all servicers capturing the largest share of mortgages with 1,971 loans or a 27.4 percent share (Table 8). Other servicers with more than 200 mortgages that received NOIs in February include Nationstar Mortgage LLC (1,113 mortgages), Bank of America (839 mortgages), Seterus Inc (717 mortgages), Wells Fargo Bank (666 mortgages), Homeward Residential, Inc (315 mortgages) and M&T Bank (215 mortgages). In total, 6,159 mortgages or 85.6 percent in default were processed by eight lenders among servicers with mortgage inventory of more than 50 loans statewide in February 2013.

Table 8
Secured Parties - 1,000 Plus Loans
April 2008 - February 2013

Mortgage Servicers	Loans Serviced	% of Total
JP Morgan Chase	1,971	27.4%
Nationstar Mortgage LLC	1,113	15.5%
Bank of America	839	11.7%
Seterus Inc	717	10.0%
Wells Fargo Bank	666	9.3%
One West Bank	323	4.5%
Homeward Residential, Inc	315	4.4%
M&T Bank	215	3.0%
Ocwen Loan Servicing	186	2.6%
General Motors Acceptance Corporation	120	1.7%
Bogman Inc	108	1.5%
PNC Bank	86	1.2%
EverHome Mortgage Company	79	1.1%
PHH Mortgage Corporation	75	1.0%
Carrington Mortgage Services	73	1.0%
Cenlar FSB	72	1.0%
Capital One	66	0.9%
HSBC Bank	63	0.9%
SunTrust Bank	58	0.8%
BB&T Bank	52	0.7%
Selected Servicers	7,197	100.0%

Source – DLLR and DHCD, Office of Research

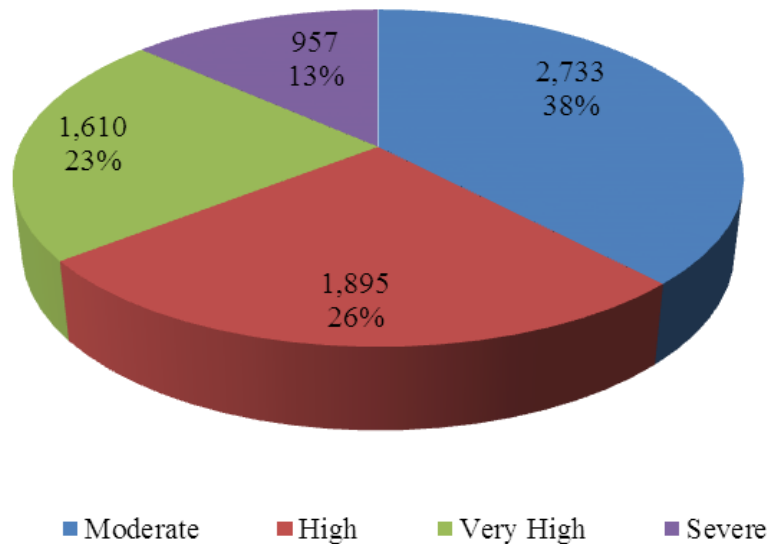
NOI HOT SPOTS IN MARYLAND

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 February 2013, the State average NOI rate was 174 households per NOI received. Overall, a total of 7,195 notices, accounting for 92.0 percent of all NOIs received in February 2013, occurred in 181 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 2,733 notices in 95 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 35.0 percent of all NOIs in February 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 1,895 notices in 51 communities, accounting for 26.0 percent of NOIs in all Hot Spots and 24.0 percent of all NOIs statewide.

Chart 5
Notices of Intent to Foreclose in Maryland
Hot Spot Concentrations
February 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 1,610 notices in 23 communities, representing 22.0 percent of NOIs in all Hot Spots and 20.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 957 notices in 12 communities, accounting for 13.0 percent of all NOI Hot Spots communities, and 12.0 percent of notices received statewide in February 2013.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,781 notices or 24.8 percent of the total, followed by Baltimore City with 1,082 notices or 15.0 percent, Baltimore County with 927 notices or 12.9 percent, Montgomery County with 814 mortgages or a 11.3 percent share and Anne Arundel County with 604 notices or 8.4 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in five jurisdictions including Dorchester, Garrett, Kent, Queen Anne’s and Talbot counties.

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 2,733 notices in 95 communities in February. The highest concentration of moderate NOI Hot Spots were in Baltimore County (574 notices) followed by Montgomery County (505 notices) and Anne Arundel County (423 notices). The lowest concentration of moderate Hot Spots occurred in eight jurisdictions including Calvert, Charles, Cecil, Garrett, Queen Anne’s, Talbot, Worcester counties and Baltimore City, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,895 notices or 26.0 percent of the total occurred in 51 communities within 16 jurisdictions. Baltimore City had the highest concentration with 326 notices in this category followed by Prince George’s County (311 notices) and Montgomery County (309 notices). Caroline, Dorchester, Kent, Queen Anne’s, Washington and Wicomico counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 22.0 percent of the total and received 1,610 notices in 23 communities within seven jurisdictions in February. The largest concentration was in Prince George’s County with 623 notices or 38.7 percent of the total followed by Baltimore City (609 notices or 37.8 percent share). These two jurisdictions received 1,232 notices in February capturing 76.5 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received mainly in Clinton (20735 zip code) and Fort Washington (20744 zip code). In Baltimore City, the Arlington, Carroll and Raspeburg neighborhoods received the most notices serving areas within the 21206, 21215 and 21229 zip codes.

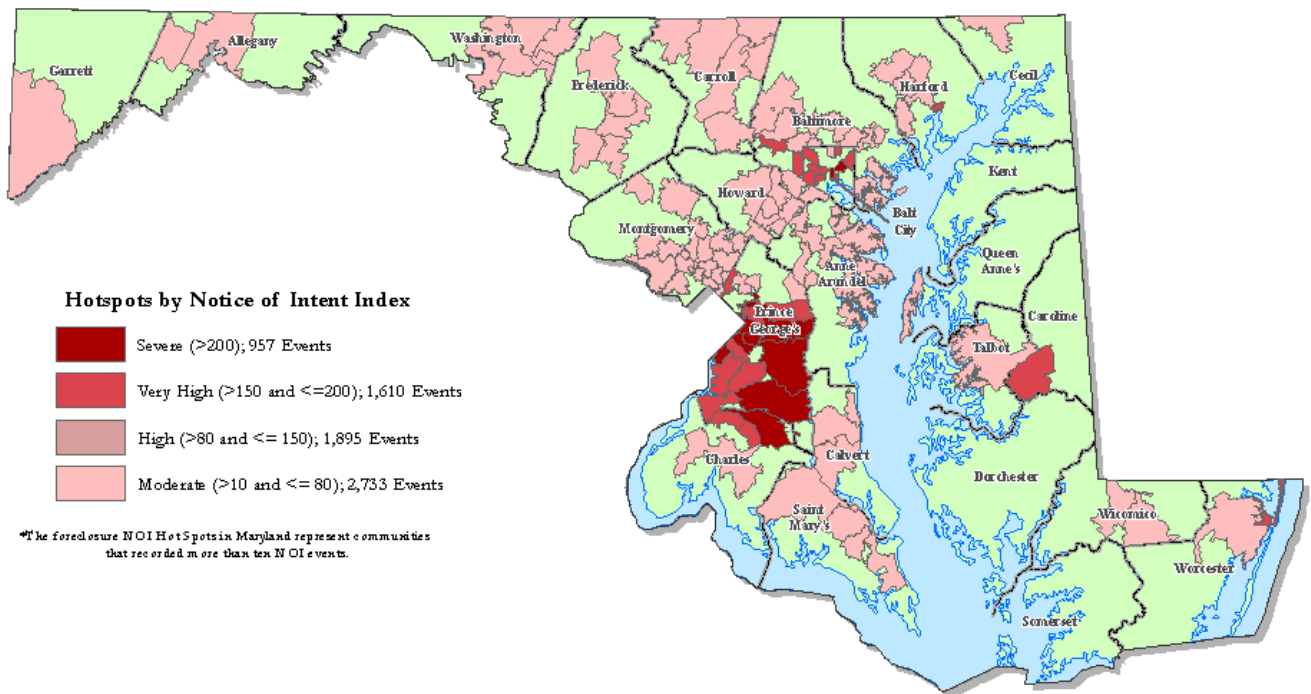
“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Prince George’s County with 772 notices or 80.7 percent. Notices in this category were received mostly in Capitol Heights (20743 zip code), District Heights (20747 zip code) and Upper Marlboro (20772 and 20774 zip codes).

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	55	0	0	0	55	0.8%
Anne Arundel	423	181	0	0	604	8.4%
Baltimore	574	173	180	0	927	12.9%
Baltimore City	40	326	609	107	1,082	15.0%
Calvert	44	54	0	0	98	1.4%
Caroline	0	39	17	0	56	0.8%
Carroll	145	0	0	0	145	2.0%
Cecil	15	105	0	0	120	1.7%
Charles	25	56	118	78	277	3.8%
Dorchester	0	43	0	0	43	0.6%
Frederick	136	55	0	0	191	2.7%
Garrett	11	0	0	0	11	0.2%
Harford	103	173	17	0	293	4.1%
Howard	217	0	0	0	217	3.0%
Kent	0	22	0	0	22	0.3%
Montgomery	505	309	0	0	814	11.3%
Prince George's	75	311	623	772	1,781	24.8%
Queen Anne's	23	17	0	0	40	0.6%
Somerset	0	0	0	0	0	0.0%
St. Mary's	84	0	0	0	84	1.2%
Talbot	23	0	0	0	23	0.3%
Washington	136	20	0	0	156	2.2%
Wicomico	68	11	0	0	79	1.1%
Worcester	31	0	46	0	77	1.1%
Statewide	2,733	1,895	1,610	957	7,195	100.0%
Hot Spots Share	38.0%	26.0%	22.0%	13.0%	100.0%	
Share of NOI	35.0%	24.0%	20.0%	12.0%	94.0%	

Source – DLLR and DHCD, Office of Research

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



Source: DLLR and DHCD Office of Research

Date: 03/27/2013