

NOTICES OF INTENT TO FORECLOSE IN MARYLAND JUNE 2014 REPORT



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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 780,000 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 June 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 780,799 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 282,343 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue dominate other jurisdictions with a 24.1 percent share of NOIs or 188,410 notices followed by Baltimore City with 105,338 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through June 2014 include Baltimore County (100,288 notices or 12.8 percent), Montgomery County (83,806 notices or 10.7 percent), Anne Arundel County (63,225 notices or 8.1 percent), Harford County (31,410 notices or 4.0 percent), Charles County (30,526 notices or 3.9 percent), Frederick County (27,731 notices or 3.6 percent) and Howard County (23,853 notices or 3.1 percent). Together, these jurisdictions have received a total of 654,587 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 – June 2014

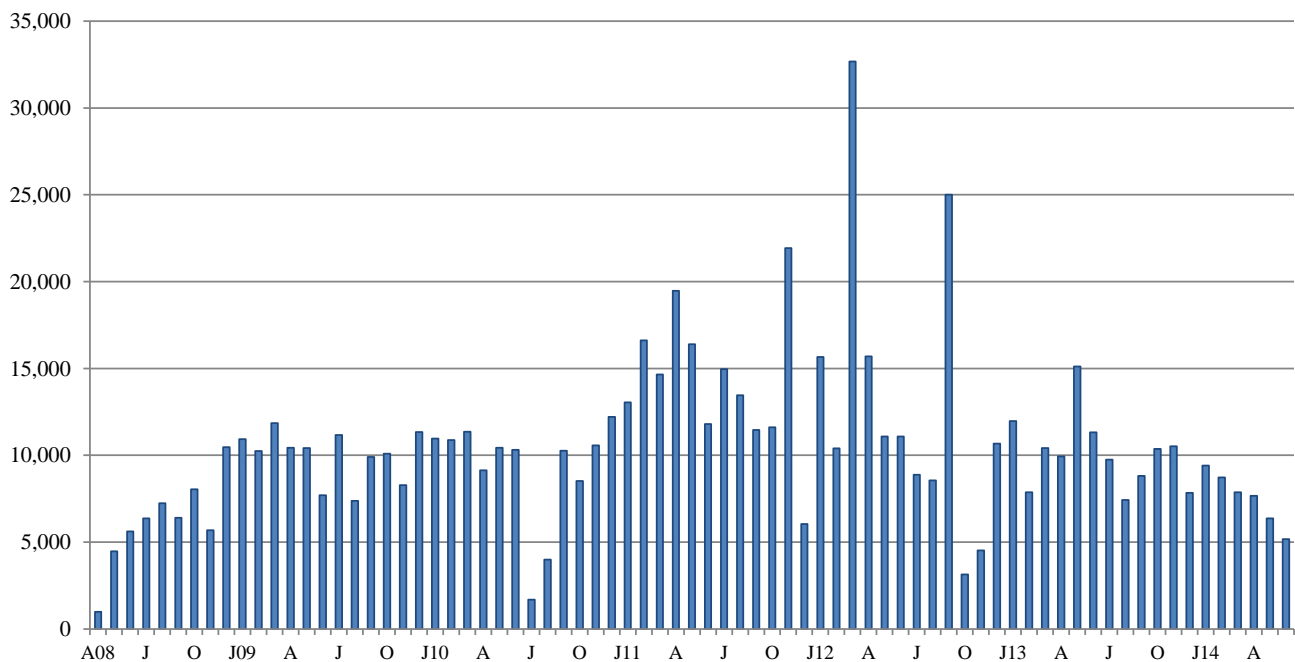
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,327	0.7%	2,060
Anne Arundel	63,225	8.1%	23,100
Baltimore	100,288	12.8%	35,757
Baltimore City	105,338	13.5%	36,588
Calvert	13,280	1.7%	4,746
Caroline	6,014	0.8%	2,107
Carroll	15,819	2.0%	5,701
Cecil	12,968	1.7%	4,780
Charles	30,526	3.9%	10,889
Dorchester	5,199	0.7%	1,873
Frederick	27,731	3.6%	10,441
Garrett	2,672	0.3%	1,020
Harford	31,410	4.0%	11,310
Howard	23,853	3.1%	8,749
Kent	2,807	0.4%	1,065
Montgomery	83,806	10.7%	31,781
Prince George's	188,410	24.1%	67,664
Queen Anne's	6,658	0.9%	2,455
Somerset	2,620	0.3%	922
St. Mary's	11,159	1.4%	3,921
Talbot	3,992	0.5%	1,510
Washington	17,861	2.3%	6,560
Wicomico	11,010	1.4%	4,024
Worcester	8,826	1.1%	3,320
Total Apr 2008 - June 2014	780,799	100.0%	282,343

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

June NOIs fell by 19.6 percent from the prior month to 5,174 recording the fourth consecutive monthly decline since January 2014 and the lowest volume since November 2012 (Chart 1). Compared with June 2013, NOIs decreased 54.3 percent. The steady monthly and annual declines may be attributed to ongoing improvement in the national economy as less homeowners are losing their jobs and keeping up with their mortgage payments. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,143 notices or 22.1 percent) followed by Baltimore City (717 notices or 13.9 percent) and Baltimore County (704 notices or 13.6 percent as shown in Table 2. Together, these jurisdictions received a total of 2,564 notices or 49.6 percent of all NOIs issued for the month.

NOIs in June decreased in all Maryland jurisdictions from the prior month with the exception of Garrett County and Wicomico County. Compared with a year ago, NOIs fell by double-digits in all Maryland jurisdictions with the largest decreases in Washington County (61.7 percent), Carroll County (60.5 percent), Prince George’s County (57.6 percent), Charles County (57.1 percent) and Baltimore County (56.7 percent).

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



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

Table 2
Notices of Intent to Foreclose in Maryland
June 2014

Jurisdiction	Number	% of Total	% Change From	
			May-14	Jun-13
Allegany	46	0.9%	-24.6%	-46.5%
Anne Arundel	453	8.8%	-20.5%	-47.9%
Baltimore	704	13.6%	-19.8%	-56.7%
Baltimore City	717	13.9%	-20.5%	-53.3%
Calvert	99	1.9%	-15.4%	-53.1%
Caroline	49	0.9%	-7.5%	-16.9%
Carroll	90	1.7%	-35.3%	-60.5%
Cecil	116	2.2%	-10.1%	-46.8%
Charles	228	4.4%	-19.7%	-57.1%
Dorchester	37	0.7%	-26.0%	-55.4%
Frederick	177	3.4%	-11.1%	-53.3%
Garrett	28	0.5%	12.0%	-33.3%
Harford	240	4.6%	-6.3%	-52.0%
Howard	138	2.7%	-15.3%	-54.0%
Kent	23	0.4%	-20.7%	-52.1%
Montgomery	441	8.5%	-25.0%	-55.9%
Prince George's	1,143	22.1%	-20.8%	-57.6%
Queen Anne's	53	1.0%	-19.7%	-51.4%
Somerset	20	0.4%	-16.7%	-39.4%
St. Mary's	75	1.4%	-38.5%	-55.4%
Talbot	35	0.7%	-18.6%	-47.0%
Washington	111	2.1%	-17.8%	-61.7%
Wicomico	92	1.8%	16.5%	-38.3%
Worcester	59	1.1%	-25.3%	-37.2%
Statewide	5,174	100.0%	-19.6%	-54.3%

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

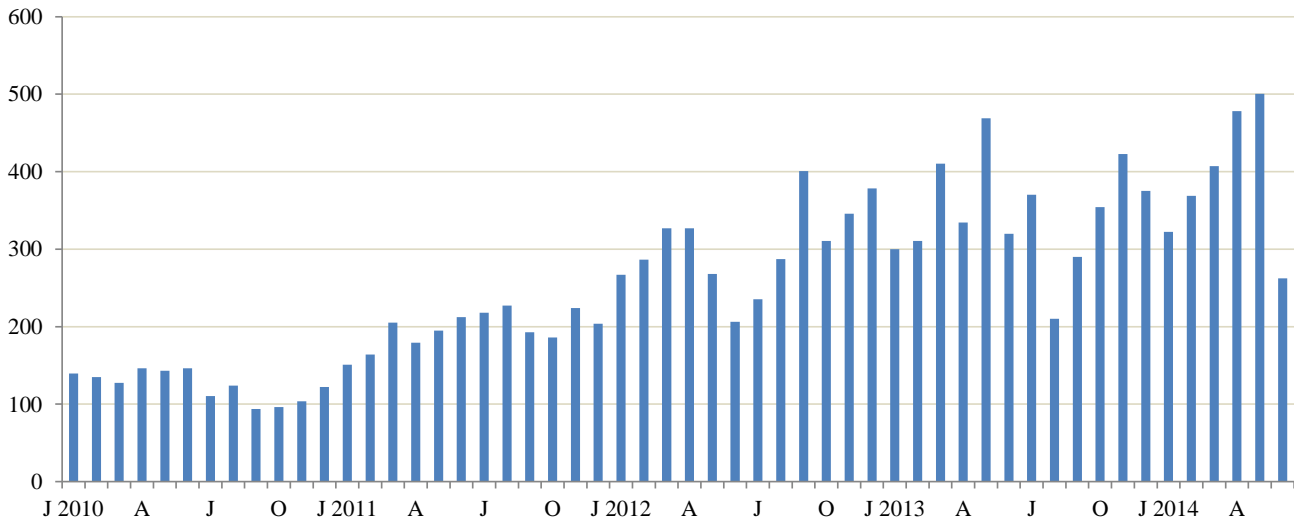
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through June 2014 indicates that financial institutions/lenders in Maryland allowed an average of 219 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to June 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 501 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 June 2014, financial institutions/lenders allowed an average of 263 days to elapse after homeowners' last payment before issuing an NOI, representing a decrease of 47.6 percent or 238 days less than the previous month (Chart 2). Compared with June 2013, the average days past due fell by 17.9 percent or 57 days as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in June with the highest average days past due in Talbot County (464 days) followed by Queen Anne's County (357 days), Somerset County (346 days), Garrett County (310 days) and Worcester County (307 days).

Compared with a year ago, the average number of days past due decreased in 16 Maryland jurisdictions but increased in Caroline, Garrett, Queen Anne's, Talbot, Worcester and Wicomico counties. The highest declines were in Allegany County which decreased by 44.7 percent followed by Montgomery County (34.2 percent) and Washington County (33.5 percent).

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



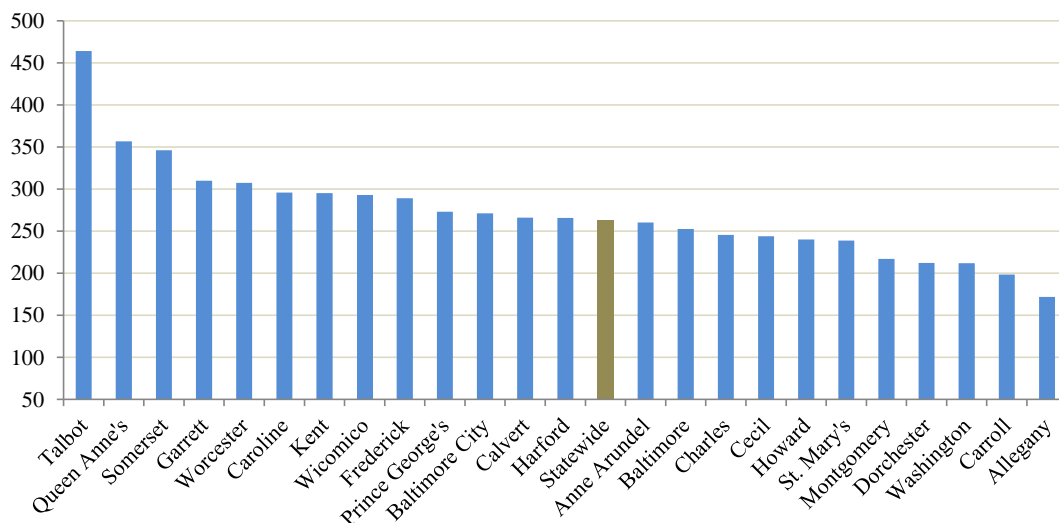
Source – DLLR and DHCD, Office of Policy, Planning and Research

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

Jurisdiction	Days	% Change From	
		May-14	Jun-13
Allegany	172	-53.6%	-44.7%
Anne Arundel	260	-40.1%	-16.7%
Baltimore	253	-43.1%	-11.3%
Baltimore City	271	-49.1%	-23.4%
Calvert	266	-38.6%	-21.7%
Caroline	296	-10.7%	27.1%
Carroll	199	-53.6%	-27.9%
Cecil	244	-44.4%	-17.3%
Charles	246	-45.8%	-5.8%
Dorchester	212	-61.1%	-20.3%
Frederick	289	-40.6%	-4.3%
Garrett	310	61.8%	24.1%
Harford	266	-44.3%	-9.4%
Howard	240	-51.4%	-14.6%
Kent	295	-28.3%	-17.1%
Montgomery	217	-63.2%	-34.2%
Prince George's	273	-50.6%	-28.1%
Queen Anne's	357	9.8%	85.2%
Somerset	346	25.5%	-0.6%
St. Mary's	239	-42.6%	-22.8%
Talbot	464	46.0%	93.6%
Washington	212	-49.9%	-33.5%
Wicomico	293	-45.6%	15.1%
Worcester	307	-54.0%	3.9%
Statewide	263	-47.6%	-17.9%

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

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



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,356 for notices received from April 2008 to June 2014 and \$8,879 for June 2014 alone. The average owed in June 2014 declined 39.2 percent from the preceding month and was down 41.5 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 219 days, the monthly payment owed per homeowner totals \$1,606 for notices received from April 2008 through June 2014 and \$1,256 for June 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 June 2014 show that the average amount owed exceeded \$10,000 in eight Maryland jurisdictions but were lower in the remaining 16 with the lowest amount in Cecil County. The highest amounts were in Worcester County (\$13,025) followed by Somerset County (\$12,506) and Talbot County (\$12,329). Compared with a year ago, average amounts decreased in 23 Maryland jurisdictions with the largest decline in Calvert County, Carroll County, Cecil County and Montgomery County (Table 4).

Table 4
Average Amount Owed
June 2014

Jurisdiction	Amount	% Change From	
		May-14	Jun-13
Allegany	\$6,494	-34.0%	-25.5%
Anne Arundel	\$9,075	-38.6%	-43.3%
Baltimore	\$9,128	-43.1%	-40.8%
Baltimore City	\$9,319	-42.9%	-31.3%
Calvert	\$7,051	-40.8%	-59.7%
Caroline	\$11,255	-17.9%	6.8%
Carroll	\$6,442	-48.4%	-56.9%
Cecil	\$6,395	-40.4%	-65.3%
Charles	\$8,515	-45.7%	-49.6%
Dorchester	\$9,818	-41.6%	-36.4%
Frederick	\$8,602	-36.7%	-40.5%
Garrett	\$11,437	54.7%	-14.0%
Harford	\$8,879	-48.7%	-44.6%
Howard	\$7,260	-47.9%	-48.6%
Kent	\$9,617	-30.0%	-37.4%
Montgomery	\$6,991	-44.9%	-50.9%
Prince George's	\$9,255	-32.8%	-41.1%
Queen Anne's	\$11,152	4.9%	-26.2%
Somerset	\$12,506	-1.3%	-16.2%
St. Mary's	\$10,043	13.2%	-42.3%
Talbot	\$12,329	-11.9%	-23.1%
Washington	\$10,075	-32.8%	-32.2%
Wicomico	\$8,719	-35.8%	-37.7%
Worcester	\$13,025	-6.7%	-13.9%
Statewide	\$8,879	-39.2%	-41.5%

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

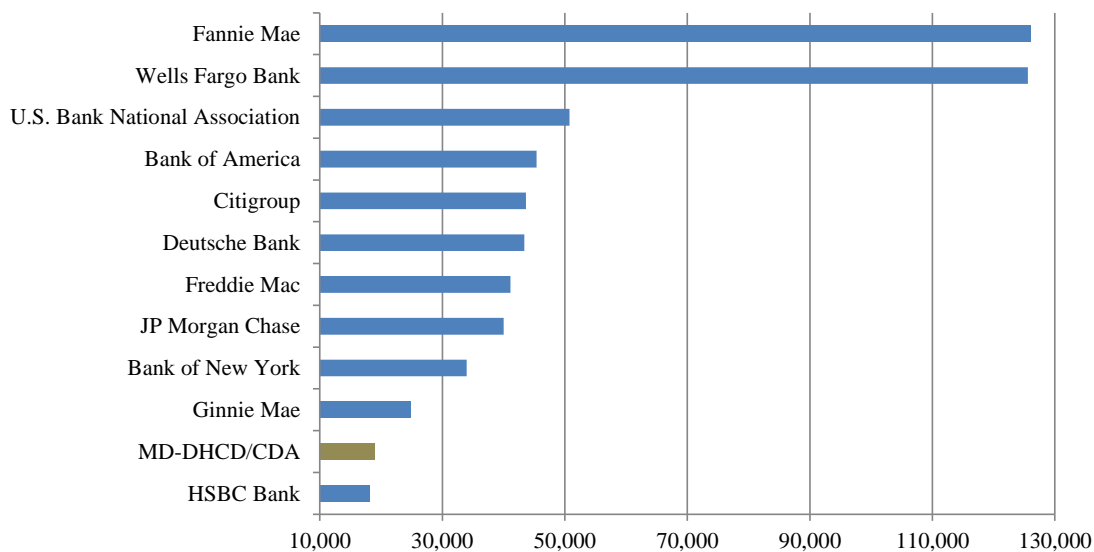
SECURED PARTIES

Notices received from April 2008 to June 2014 indicate that there were 2,691 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 June 2014, Fannie Mae remained the largest secured party in Maryland with 126,104 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 125,598 notices or a 16.1 percent share followed by U.S. Bank National Association (50,779 notices or 6.5 percent); Bank of America (45,404 notices or 5.8 percent); Citigroup (43,649 notices or 5.6 percent); Deutsche Bank (43,402 notices or 5.6 percent); Freddie Mac (41,109 notices or 5.3 percent); JP Morgan Chase (40,009 notices or a 5.1 percent); Bank of New York (33,958 notices or 4.3 percent) and Ginnie Mae (24,840 notices or 3.2 percent). Together, these secured parties have 611,958 notices that are in default or 84.7 percent of the total (Table 5).

For notices dated June 2014, Freddie Mac led all secured parties statewide with 871 loans capturing 18.8 percent of the total followed by Fannie Mae (786 loans or 17.0 percent). Other secured parties with more than 500 loans in June were Bank of America (551 loans or 11.9 percent), JP Morgan Chase (546 loans or 11.8 percent) and Ginnie Mae (519 loans or 11.2 percent) as shown in Table 6. For June notices, these secured parties captured a total of 3,273 loans or 70.6 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 – June 2014



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

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

Secured Party	Loans Secured	% of Total
Fannie Mae	126,104	16.1%
Wells Fargo Bank	125,598	16.1%
U.S. Bank National Association	50,779	6.5%
Bank of America	45,404	5.8%
Citigroup	43,649	5.6%
Deutsche Bank	43,402	5.6%
Freddie Mac	41,109	5.3%
JP Morgan Chase	40,009	5.1%
Bank of New York	33,958	4.3%
Ginnie Mae	24,840	3.2%
MD-DHCD/CDA	18,979	2.4%
HSBC Bank	18,127	2.3%
Nationstar Mortgage LLC	11,700	1.5%
Aurora Bank	9,569	1.2%
Wachovia Bank	8,520	1.1%
General Motors Acceptance Corporation	6,890	0.9%
BAC Home Loans Servicing	5,427	0.7%
LaSalle Bank	5,230	0.7%
Chase Manhattan Bank	3,693	0.5%
PNC Bank	3,576	0.5%
BEAR STEARNS	3,557	0.5%
Countrywide Home Loans	3,336	0.4%
BB&T Bank	3,263	0.4%
M&T Bank	2,845	0.4%
First Horizon Home Loans	2,511	0.3%
Mortgage Electric Registration System	2,492	0.3%
Capital One	2,370	0.3%
First Tennessee Bank	2,232	0.3%
SunTrust Bank	2,220	0.3%
Lehman Brothers	2,099	0.3%
Unknown	2,091	0.3%
MidFirst Bank	2,066	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,772	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,519	0.2%
American Home Mortgage Servicing	1,371	0.2%
Bayview Loan Servicing LLC	1,359	0.2%
Massachusetts Mutual Life Insurance Company	1,350	0.2%
CIT Consumer Finance	1,337	0.2%
Washington Mutual	1,328	0.2%
SACO	1,322	0.2%
Wilmington Trust	1,305	0.2%
BSMF	1,237	0.2%
<i>Selected Secured Parties</i>	<i>722,845</i>	<i>100.0%</i>

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

Table 6
Secured Parties – 50 Plus Loans
June 2014

Secured Party	Loans Secured	% of Total
Freddie Mac	871	18.8%
Fannie Mae	786	17.0%
Bank of America	551	11.9%
JP Morgan Chase	546	11.8%
Ginnie Mae	519	11.2%
Bank of New York	384	8.3%
Wells Fargo Bank	271	5.8%
Citigroup	216	4.7%
U.S. Bank National Association	177	3.8%
Deutsche Bank	102	2.2%
Bayview Loan Servicing LLC	81	1.7%
Wilmington Trust	72	1.6%
Green Tree Servicing LLC	58	1.3%
Selected Secured Parties	4,634	100.0%

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 June 2014 indicate that there were 1,279 mortgage servicers receiving mortgage payments from Maryland homeowners. Among mortgage servicers with 1,000 notices or greater; Bank of America retained its lead as the largest servicer with 150,694 mortgage default notices accounting for 25.1 percent of the total (Table 7).

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

Mortgage Servicers	Loans Serviced	% of Total
Bank of America	150,694	25.1%
Wells Fargo Bank	140,383	23.4%
JP Morgan Chase	80,977	13.5%
Citigroup	66,904	11.1%
Nationstar Mortgage LLC	44,965	7.5%
America's Servicing Company	29,246	4.9%
American Home Mortgage Servicing	17,340	2.9%
Bogman Inc	15,026	2.5%
One West Bank	13,613	2.3%
General Motors Acceptance Corporation	12,960	2.2%
Ocwen Loan Servicing	11,623	1.9%
Litton Loan Servicing	11,423	1.9%
EMC Mortgage Corporation	11,353	1.9%
M&T Bank	9,319	1.6%
Washington Mutual	7,554	1.3%
Aurora Bank	6,525	1.1%
Wachovia Bank	6,004	1.0%
Carrington Mortgage Services	5,957	1.0%
Seterus Inc	5,815	1.0%
Chase Manhattan Bank	5,203	0.9%
PNC Bank	5,172	0.9%
Select Portfolio Servicing	4,564	0.8%
Countrywide Home Loans	4,253	0.7%
Capital One	4,156	0.7%
SunTrust Bank	3,956	0.7%
Green Tree Servicing LLC	3,728	0.6%
EverHome Mortgage Company	3,602	0.6%
Saxon Mortgage Services	3,359	0.6%
Homeward Residential, Inc	3,265	0.5%
HSBC Bank	3,219	0.5%
Selected Servicers	717,975	100.0%

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

The second largest servicer was Wells Fargo Bank with 140,383 mortgage notices or 23.4 percent of loans in default followed by JP Morgan Chase (80,977 notices or 13.5 percent), Citigroup (66,904 notices or 11.1 percent), Nationstar Mortgage LLC (44,965 notices or 7.5 percent), America's Servicing Company (29,246 notices or 4.9 percent), American Home Mortgage Servicing (17,340 notices or 2.9 percent), Bogman Inc (15,026 notices or 2.5 percent), One West Bank (13,613 notices or 2.3 percent), General Motors Acceptance Corporation (12,960 loans or 2.2 percent), Ocwen Loan Servicing (11,623 notices or 1.9 percent), Litton Loan Servicing (11,423 notices or 1.9 percent) and EMC Mortgage Corporation (11,353 mortgage or 1.9 percent) and). Together, these servicers have 606,507 mortgage notices or an 84.5 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated June 2014, Bank of America led all servicers capturing the largest share of mortgages with 1,422 loans or a 28.1 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in June include JP Morgan Chase (1,361 mortgages or 26.9 percent), and Citigroup (516 mortgages or 10.2 percent). In total, 3,299 mortgages or 71.7 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in June 2014.

Table 8
Servicers - 50 Plus Loans
June 2014

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Bank of America	1,422	28.1%	223
JP Morgan Chase	1,361	26.9%	100
Citigroup	516	10.2%	96
Wells Fargo Bank	341	6.7%	452
Nationstar Mortgage LLC	325	6.4%	282
Seterus Inc	242	4.8%	579
Green Tree Servicing LLC	104	2.1%	608
Capital One	77	1.5%	177
Specialized Loan Servicing LLC	73	1.4%	334
Select Portfolio Servicing	70	1.4%	387
Bayview Loan Servicing	67	1.3%	897
Selected Servicers	4,598	100.0%	469

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

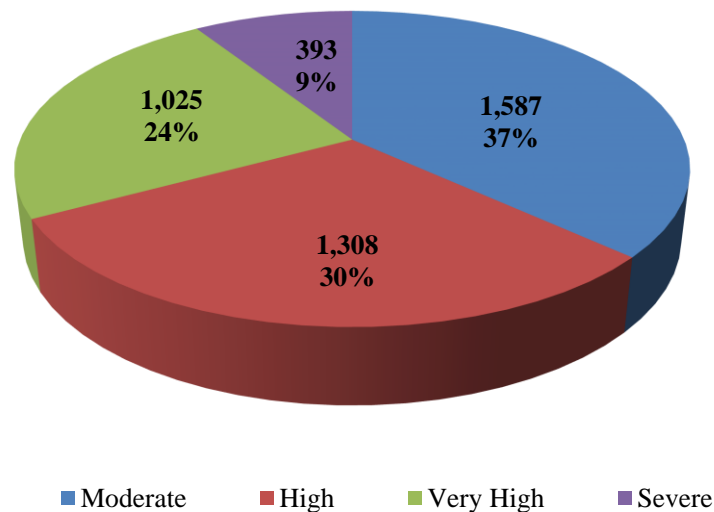
NOI HOT SPOTS IN MARYLAND

A Hot Spot is defined as a community (zip code) that received more than ten notices during a specified reporting period and recorded an NOI concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a statewide NOI index. The index measures the extent to which the NOI rate in a community exceeds or falls short of the State average NOI rate. The NOI rate is defined as the number of homeowner households per NOI for a given community. In June 2014, the State average NOI rate was 247 households per NOI received. Overall, a total of 4,313 NOIs, accounting for 83.0 percent of all notices received in June 2014, occurred in 138 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 1,587 notices in 73 communities, accounting for 37.0 percent of NOIs in all Hot Spots and 31.0 percent of all NOIs in June 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 1,308 notices in 36 communities, accounting for 30.0 percent of NOIs in all Hot Spots and 25.0 percent of all NOIs statewide.

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



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

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 1,025 notices in 19 communities, representing 24.0 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 393 notices in 10 communities, accounting for 9.0 percent of all NOI Hot Spots communities and 8.0 percent of notices received statewide in June 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,112 notices or 25.8 percent of the total, followed by Baltimore City with 689 notices or 16.0 percent; Baltimore County with 643 notices or 14.9 percent; Anne Arundel County with 380 notices or 8.8 percent and Montgomery County with 341 notices or 7.9 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in 11 jurisdictions including, Allegany, Caroline, Carroll, Dorchester, Garrett, Kent, Queen Anne’s, St. Mary’s, Talbot, Wicomico and Worcester counties

“Moderate” NOI Hot Spots made up 37.0 percent of total Hot Spots with 1,587 notices in 73 communities in June. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 328 notices followed by Baltimore County (217 notices) and Anne Arundel County (216 notices). The lowest concentration of moderate Hot Spots occurred in 13 jurisdictions including Allegany, Calvert, Carroll, Charles, Dorchester, Garrett, Kent, Queen Anne’s, St. Mary’s, Talbot, Washington, Wicomico and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,308 notices or 30.0 percent of the total occurred in 36 communities within 13 jurisdictions. Prince George’s County had the highest concentration with 327 notices in this category followed by Baltimore County (264 notices) and Baltimore City (200 notices). Charles, Caroline, Montgomery, Queen Anne’s, St. Mary’s and Worcester counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 24.0 percent of the total and received 1,025 notices in 19 communities within five jurisdictions in June. The largest concentration was in Prince George’s County with 532 notices or 51.9 percent of the total followed by Baltimore City (363 notices or 35.4 percent share). These two jurisdictions received 895 notices in June capturing 87.3 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 and 20774 zip codes. In Baltimore City, notices were mostly 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 (157 notices or 39.9 percent) and Charles County (127 notices or 32.3 percent) of all severe Hot Spots notices in June. In Prince George’s County, notices were clustered in Capitol Heights and Hyattsville neighborhoods serving areas within the 20743 and 20785 zip codes, respectively. In Charles County, notices were received mainly in Waldorf within the 20602 and 20603 zip code designated areas.

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

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	26	0	0	0	26	0.6%
Anne Arundel	216	164	0	0	380	8.8%
Baltimore	327	264	52	0	643	14.9%
Baltimore City	61	200	363	65	689	16.0%
Calvert	13	0	38	0	51	1.2%
Caroline	0	27	0	0	27	0.6%
Carroll	42	0	0	0	42	1.0%
Cecil	0	88	0	0	88	2.0%
Charles	29	37	0	127	193	4.5%
Dorchester	13	0	0	17	30	0.7%
Frederick	92	0	0	0	92	2.1%
Garrett	13	0	0	0	13	0.3%
Harford	97	62	40	14	213	4.9%
Howard	95	0	0	0	95	2.2%
Kent	13	0	0	0	13	0.3%
Montgomery	328	13	0	0	341	7.9%
Prince George's	96	327	532	157	1,112	25.8%
Queen Anne's	11	13	0	0	24	0.6%
Somerset	0	0	0	0	0	0.0%
St. Mary's	12	31	0	0	43	1.0%
Talbot	13	0	0	13	26	0.6%
Washington	23	58	0	0	81	1.9%
Wicomico	48	0	0	0	48	1.1%
Worcester	19	24	0	0	43	1.0%
Statewide	1,587	1,308	1,025	393	4,313	100.0%
Hot Spots Share	37.0%	30.0%	24.0%	9.0%	100.0%	
Share of NOI	31.0%	25.0%	20.0%	8.0%	83.0%	

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

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

