

# NOTICES OF INTENT TO FORECLOSE IN MARYLAND AUGUST 2014 REPORT



**MARTIN O'MALLEY**  
*GOVERNOR*

**ANTHONY G. BROWN**  
*LT. GOVERNOR*

**LEONARD J. HOWIE, III**  
*SECRETARY*

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

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# NOTICE OF INTENT TO FORECLOSE IN MARYLAND AUGUST 2014 REPORT

## INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 790,000 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 August 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 793,546 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 295,022 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 191,311 notices followed by Baltimore City with 107,185 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through August 2014 include Baltimore County (102,051 notices or 12.9 percent), Montgomery County (84,905 notices or 10.7 percent), Anne Arundel County (64,251 notices or 8.1 percent), Harford County (31,907 notices or 4.0 percent), Charles County (31,087 notices or 3.9 percent), Frederick County (28,157 notices or 3.5 percent) and Howard County (24,209 notices or 3.1 percent). Together, these jurisdictions have received a total of 665,063 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 – August 2014**

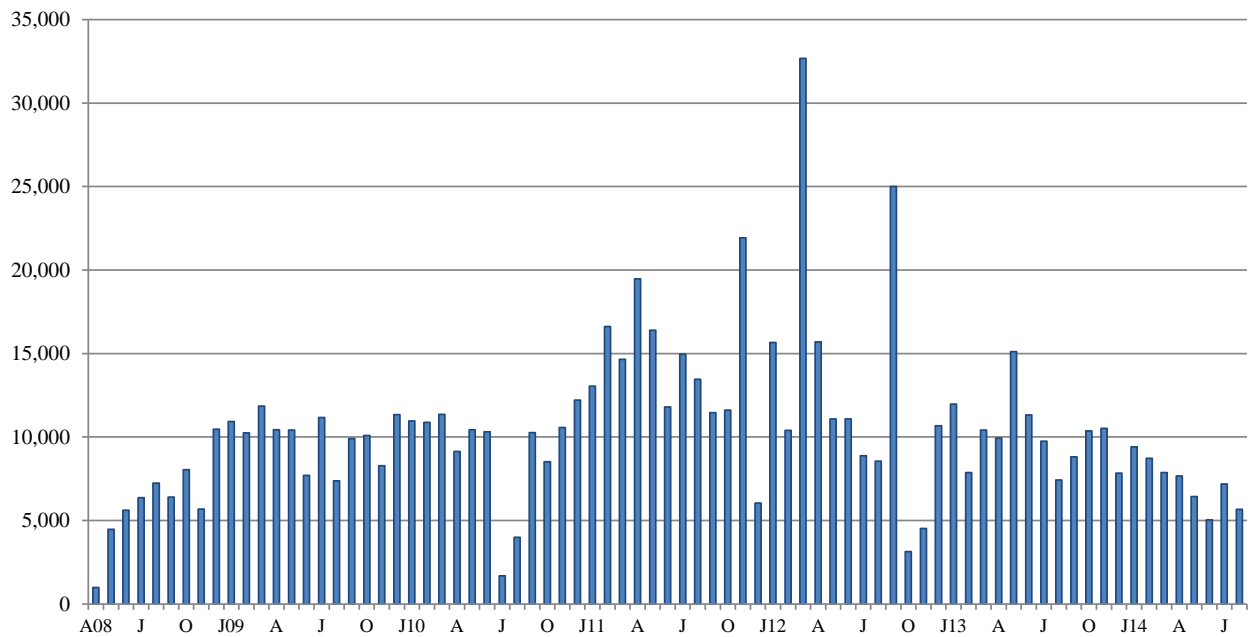
<b>County</b>	<b>Total NOIs</b>	<b>% of Total</b>	<b>Single Address NOIs</b>
Allegany	5,451	0.7%	2,183
Anne Arundel	64,251	8.1%	24,109
Baltimore	102,051	12.9%	37,512
Baltimore City	107,185	13.5%	38,428
Calvert	13,518	1.7%	4,984
Caroline	6,124	0.8%	2,219
Carroll	16,091	2.0%	5,973
Cecil	13,201	1.7%	5,016
Charles	31,087	3.9%	11,442
Dorchester	5,295	0.7%	1,967
Frederick	28,157	3.5%	10,870
Garrett	2,732	0.3%	1,077
Harford	31,907	4.0%	11,805
Howard	24,209	3.1%	9,103
Kent	2,846	0.4%	1,103
Montgomery	84,905	10.7%	32,868
Prince George's	191,311	24.1%	70,554
Queen Anne's	6,801	0.9%	2,596
Somerset	2,659	0.3%	960
St. Mary's	11,356	1.4%	4,120
Talbot	4,078	0.5%	1,594
Washington	18,180	2.3%	6,877
Wicomico	11,202	1.4%	4,220
Worcester	8,949	1.1%	3,442
<b>Total Apr 2008 - August 2014</b>	<b>793,546</b>	<b>100.0%</b>	<b>295,022</b>

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

August NOIs fell 21.0 percent from the prior month to 5,675 after increasing 42.9 percent in July (Chart 1). The monthly decrease can be attributed to servicers clearing out backlog of delinquencies from the early summer months. Compared with year ago levels, NOIs decreased 23.6 percent. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (1,293 notices or 22.8 percent) followed by Baltimore City (834 notices or 14.7 percent), Baltimore County (794 notices or 14.0 percent), Montgomery County (498 notices or 8.8 percent) and Anne Arundel County (454 notices or 8.0 percent) as shown in Table 2. Together, these jurisdictions received a total of 3,873 notices or 68.2 percent of all NOIs issued for the month.

NOIs in August decreased in all Maryland jurisdictions from the prior month with the exception of Somerset County which remained unchanged.. Compared with a year ago, NOIs fell by double-digits in all Maryland jurisdictions with the largest declines in Dorchester County (46.6 percent) and Worcester County (31.9 percent).

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



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

**Table 2**  
**Notices of Intent to Foreclose in Maryland**  
**August 2014**

Jurisdiction	Number	% of Total	% Change From	
			Jul-14	Aug-13
Allegany	60	1.1%	-9.1%	-10.4%
Anne Arundel	454	8.0%	-22.7%	-19.9%
Baltimore	794	14.0%	-19.5%	-25.6%
Baltimore City	834	14.7%	-18.6%	-19.6%
Calvert	107	1.9%	-18.3%	-23.6%
Caroline	52	0.9%	-13.3%	4.0%
Carroll	121	2.1%	-21.9%	-19.3%
Cecil	104	1.8%	-21.8%	-27.8%
Charles	246	4.3%	-23.4%	-21.7%
Dorchester	31	0.5%	-52.3%	-46.6%
Frederick	189	3.3%	-21.6%	-21.9%
Garrett	27	0.5%	-18.2%	-30.8%
Harford	219	3.9%	-22.6%	-26.0%
Howard	159	2.8%	-20.9%	-29.3%
Kent	16	0.3%	-33.3%	-30.4%
Montgomery	498	8.8%	-16.9%	-28.6%
Prince George's	1,293	22.8%	-21.4%	-24.5%
Queen Anne's	59	1.0%	-29.8%	-18.1%
Somerset	19	0.3%	0.0%	-29.6%
St. Mary's	76	1.3%	-40.6%	-24.0%
Talbot	32	0.6%	-36.0%	-30.4%
Washington	145	2.6%	-16.2%	-11.6%
Wicomico	93	1.6%	-10.6%	-25.6%
Worcester	47	0.8%	-37.3%	-31.9%
<b>Statewide</b>	<b>5,675</b>	<b>100.0%</b>	<b>-21.0%</b>	<b>-23.6%</b>

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

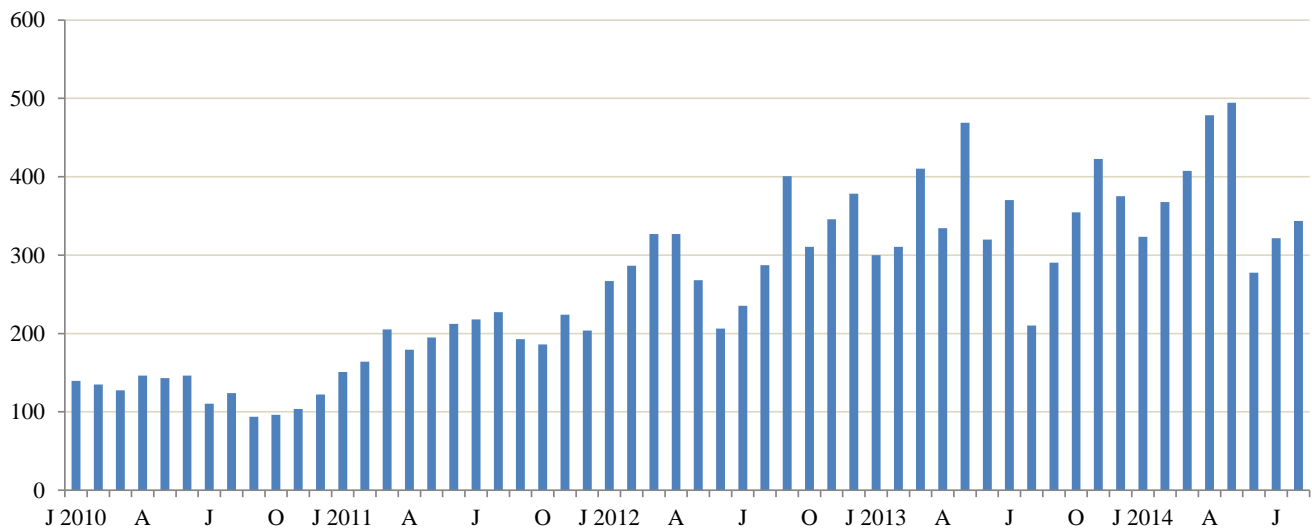
## AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through August 2014 indicates that financial institutions/lenders in Maryland allowed an average of 222 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to August 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 August 2014, financial institutions/lenders allowed an average of 343 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 6.8 percent or 22 days more than the previous month (Chart 2). Compared with August 2013, the average days past due increased by 63.4 percent or 133 days more as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in August with the highest average days past due in Somerset County (550 days) followed by Garrett County (451 days), Howard County (417 days), Wicomico County (405 days), St. Mary's County (388 days) and Baltimore County (370 days).

Compared with a year ago, the average number of days past due increased in 23 Maryland jurisdictions but fell in Carroll County. The highest increases were in Somerset County (237.0 percent) followed by Howard County (148.1 percent) and St. Mary's County (134.3 percent).

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



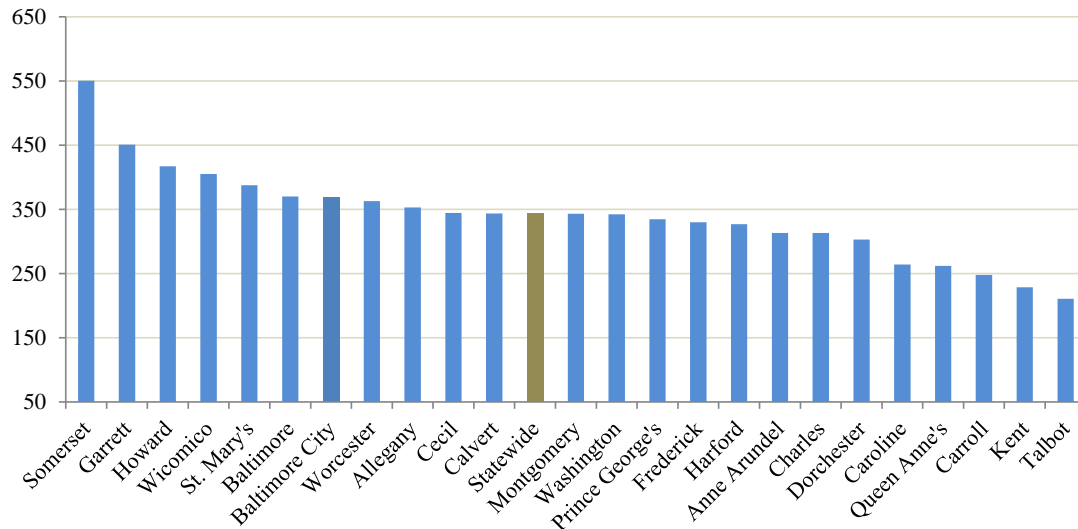
*Source – DLLR and DHCD, Office of Policy, Planning and Research*

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

Jurisdiction	Days	% Change From	
		Jul-14	Aug-13
Allegany	353	22.4%	96.0%
Anne Arundel	313	-2.8%	60.4%
Baltimore	370	25.4%	75.3%
Baltimore City	368	6.5%	71.4%
Calvert	344	19.3%	60.4%
Caroline	264	-32.0%	41.6%
Carroll	248	33.6%	-1.9%
Cecil	344	90.6%	45.8%
Charles	313	-6.9%	81.5%
Dorchester	303	11.7%	39.2%
Frederick	330	-1.5%	58.1%
Garrett	451	164.1%	67.6%
Harford	327	43.8%	50.1%
Howard	417	59.4%	148.1%
Kent	229	110.1%	38.0%
Montgomery	343	13.8%	80.6%
Prince George's	335	-22.7%	45.5%
Queen Anne's	262	34.1%	2.1%
Somerset	550	212.3%	237.0%
St. Mary's	388	55.5%	134.3%
Talbot	211	-6.4%	14.1%
Washington	342	4.4%	87.8%
Wicomico	405	66.3%	86.0%
Worcester	363	46.5%	16.7%
<b>Statewide</b>	<b>343</b>	<b>6.8%</b>	<b>63.4%</b>

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

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



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



## AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,325 for notices received from April 2008 to August 2014 and \$9,964 for August 2014 alone. The average owed in August 2014 increased 10.3 percent from the preceding month but was down 6.6 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 222 days, the monthly payment owed per homeowner totals \$1,579 for notices received from April 2008 through August 2014 and \$1,390 for August 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 August 2014 show that the average amount owed exceeded \$10,000 in 10 Maryland jurisdictions but were lower in the remaining 14 with the lowest amount in Carroll County, Kent County and Talbot County. The highest amounts were in Somerset County (\$18,498) followed by Garrett County (\$13,832). Compared with a year ago, average amounts decreased in 18 Maryland jurisdictions with the largest declines in Carroll County, Kent County and Worcester County but increased in the other six (Table 4).

**Table 4**  
**Average Amount Owed**  
**August 2014**

Jurisdiction	Amount	% Change From	
		Jul-14	Aug-13
Allegany	\$10,690	105.7%	3.8%
Anne Arundel	\$9,789	7.4%	5.9%
Baltimore	\$10,395	9.3%	2.2%
Baltimore City	\$10,506	31.5%	-4.5%
Calvert	\$9,494	11.8%	-17.6%
Caroline	\$8,752	-32.4%	-12.0%
Carroll	\$7,991	9.6%	-36.3%
Cecil	\$8,475	-3.3%	-30.4%
Charles	\$9,851	-0.1%	9.3%
Dorchester	\$10,720	11.1%	-23.0%
Frederick	\$9,183	-7.2%	-1.4%
Garrett	\$13,832	150.9%	-16.1%
Harford	\$10,455	35.9%	-1.8%
Howard	\$10,604	9.8%	-2.1%
Kent	\$5,270	7.4%	-55.2%
Montgomery	\$9,997	3.4%	-7.4%
Prince George's	\$9,787	-3.1%	-9.8%
Queen Anne's	\$8,637	38.6%	-31.2%
Somerset	\$18,498	103.5%	96.4%
St. Mary's	\$10,196	39.7%	12.2%
Talbot	\$5,007	-21.3%	-7.1%
Washington	\$9,425	18.3%	-21.9%
Wicomico	\$11,034	70.8%	-12.7%
Worcester	\$8,344	2.0%	-37.9%
<b>Statewide</b>	<b>\$9,964</b>	<b>10.3%</b>	<b>-6.6%</b>

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

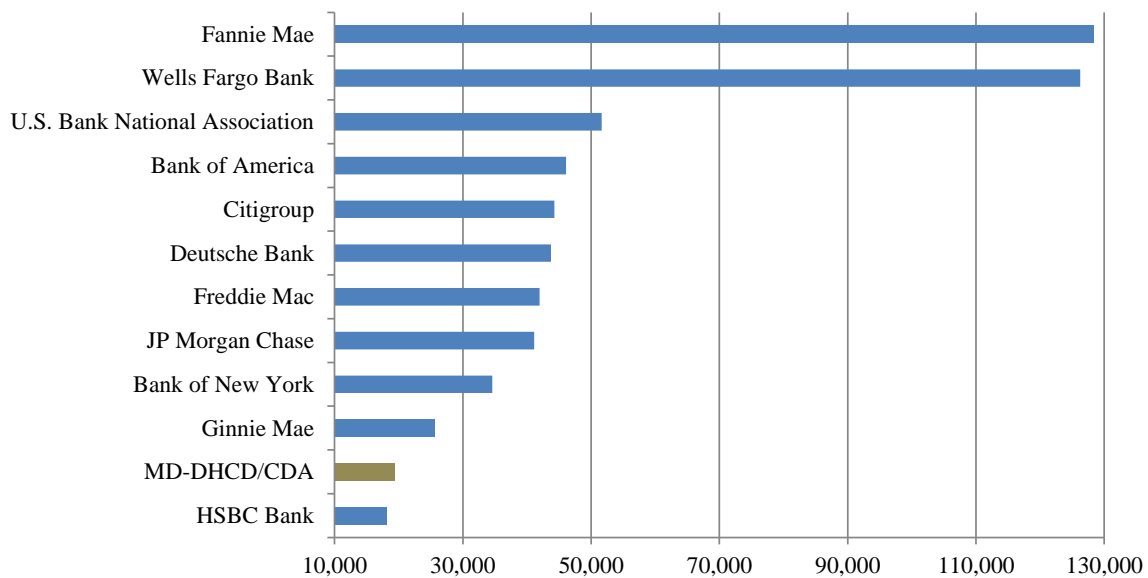
## SECURED PARTIES

Notices received from April 2008 to August 2014 indicate that there were 2,716 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 August 2014, Fannie Mae remained the largest secured party in Maryland with 128,448 notices or 16.2 percent among all secured parties with 1,000 notices or greater (Chart 4). Wells Fargo Bank stayed in second position with 126,261 notices or a 15.9 percent share followed by U.S. Bank National Association (51,629 notices or 6.5 percent); Bank of America (46,104 notices or 5.8 percent); Citigroup (44,266 notices or 5.6 percent); Deutsche Bank (43,764 notices or 5.5 percent); Freddie Mac (41,988 notices or 5.3 percent); JP Morgan Chase (41,104 notices or a 5.2 percent); Bank of New York (34,611 notices or 4.4 percent) and Ginnie Mae (25,683 notices or 3.2 percent). Together, these secured parties have 621,607 notices that are in default or 84.8 percent of the total (Table 5).

For notices dated August 2014, Fannie Mae led all secured parties statewide with 920 loans capturing 19.4 percent of the total followed by JP Morgan Chase (483 loans or 10.2 percent). Other secured parties with more than 300 loans in August include U.S. Bank National Association (413 loans or 8.7 percent), Bank of America (379 loans or 8.0 percent) and Wells Fargo Bank (338 loans or 7.1 percent) as shown in Table 6. For August notices, these secured parties captured a total of 2,195 loans or 46.3 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 – August 2014**



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

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

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	128,448	16.2%
Wells Fargo Bank	126,261	15.9%
U.S. Bank National Association	51,629	6.5%
Bank of America	46,104	5.8%
Citigroup	44,266	5.6%
Deutsche Bank	43,764	5.5%
Freddie Mac	41,988	5.3%
JP Morgan Chase	41,104	5.2%
Bank of New York	34,611	4.4%
Ginnie Mae	25,683	3.2%
MD-DHCD/CDA	19,498	2.5%
HSBC Bank	18,251	2.3%
Nationstar Mortgage LLC	11,842	1.5%
Aurora Bank	9,563	1.2%
Wachovia Bank	8,508	1.1%
General Motors Acceptance Corporation	6,887	0.9%
BAC Home Loans Servicing	5,429	0.7%
LaSalle Bank	5,240	0.7%
Chase Manhattan Bank	3,684	0.5%
PNC Bank	3,640	0.5%
BEAR STEARNS	3,557	0.4%
Countrywide Home Loans	3,330	0.4%
BB&T Bank	3,315	0.4%
M&T Bank	2,938	0.4%
First Horizon Home Loans	2,510	0.3%
Mortgage Electric Registration System	2,480	0.3%
Capital One	2,440	0.3%
First Tennessee Bank	2,297	0.3%
SunTrust Bank	2,243	0.3%
Lehman Brothers	2,098	0.3%
Unknown	2,087	0.3%
MidFirst Bank	2,080	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
EMC Mortgage Corporation	1,773	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Ocwen Loan Servicing	1,538	0.2%
Bayview Loan Servicing LLC	1,506	0.2%
Wilmington Trust	1,403	0.2%
American Home Mortgage Servicing	1,371	0.2%
CIT Consumer Finance	1,359	0.2%
Massachusetts Mutual Life Insurance Company	1,357	0.2%
Washington Mutual	1,329	0.2%
SACO	1,322	0.2%
BSMF	1,237	0.2%
<b>Selected Secured Parties</b>	<b>733,303</b>	<b>100.0%</b>

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

**Table 6**  
**Secured Parties – 50 Plus Loans**  
**August 2014**

<b>Secured Party</b>	<b>Loans Secured</b>	<b>% of Total</b>
Fannie Mae	920	18.8%
JP Morgan Chase	483	9.9%
U.S. Bank National Association	413	8.5%
Bank of America	379	7.8%
Wells Fargo Bank	338	6.9%
Federal Home Loan Banks	330	6.8%
Bank of New York	309	6.3%
MD-DHCD/CDA	287	5.9%
Ginnie Mae	266	5.4%
Christiana Bank & Trust	243	5.0%
Deutsche Bank	235	4.8%
Citigroup	234	4.8%
Freddie Mac	186	3.8%
Nationstar Mortgage LLC	60	1.2%
HSBC Bank	59	1.1%
<b><i>Selected Secured Parties</i></b>	<b><i>5,441</i></b>	<b><i>100.0%</i></b>

*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 August 2014 indicate that there were 1,291 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 152,384 mortgage default notices accounting for 20.0 percent of the total (Table 7).

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

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>
Bank of America	152,384	20.0%
Wells Fargo Bank	140,865	18.4%
JP Morgan Chase	83,217	10.9%
Citigroup	67,993	8.9%
Nationstar Mortgage LLC	47,235	6.2%
America's Servicing Company	29,268	3.8%
American Home Mortgage Servicing	17,340	2.3%
Bogman Inc	15,338	2.0%
One West Bank	13,687	1.8%
General Motors Acceptance Corporation	12,954	1.7%
Ocwen Loan Servicing	12,117	1.6%
Litton Loan Servicing	11,421	1.5%
EMC Mortgage Corporation	11,351	1.5%
M&T Bank	9,831	1.3%
Washington Mutual	7,554	1.0%
Aurora Bank	6,522	0.9%
Seterus Inc	6,211	0.8%
Carrington Mortgage Services	6,167	0.8%
Wachovia Bank	6,002	0.8%
PNC Bank	5,247	0.7%
Chase Manhattan Bank	5,187	0.7%
Select Portfolio Servicing	4,898	0.6%
Capital One	4,288	0.6%
Countrywide Home Loans	4,245	0.6%
SunTrust Bank	3,987	0.5%
Green Tree Servicing LLC	3,863	0.5%
EverHome Mortgage Company	3,626	0.5%
Saxon Mortgage Services	3,343	0.4%
Homeward Residential, Inc	3,265	0.4%
HSBC Bank	3,224	0.4%
<b>Selected Servicers</b>	<b>729,338</b>	<b>100.0%</b>

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

The second largest servicer was Wells Fargo Bank with 140,865 mortgage notices or 18.4 percent of loans in default followed by JP Morgan Chase (83,217 notices or 10.9 percent), Citigroup (67,993 notices or 8.9 percent), Nationstar Mortgage LLC (47,235 notices or 6.2 percent), America's Servicing Company (29,268 notices or 3.8 percent), American Home Mortgage Servicing (17,340 notices or 2.3 percent) and Bogman Inc (15,338 notices or 2.0 percent). Together, these servicers have 553,640 mortgage notices or a 75.9 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated August 2014, JP Morgan Chase led all servicers capturing the largest share of mortgages with 947 loans or a 17.2 percent share (Table 8). Other servicers with more than 500 mortgages that received NOIs in August include Nationstar Mortgage LLC (813 mortgages or 14.7 percent) and Bank of America (805 mortgages or 14.6 percent). In total, 2,565 mortgages or 52.3 percent in default were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in August 2014.

**Table 8**  
**Servicers - 50 Plus Loans**  
**August 2014**

<b>Mortgage Servicers</b>	<b>Loans Serviced</b>	<b>% of Total</b>	<b>Avg. Days Past Due</b>
JP Morgan Chase	947	17.2%	72
Nationstar Mortgage LLC	813	14.7%	294
Bank of America	805	14.6%	300
Citigroup	442	8.0%	145
Ocwen Loan Servicing	381	6.9%	1,045
Wells Fargo Bank	248	4.5%	315
M&T Bank	225	4.1%	204
Bogman Inc	172	3.1%	93
Select Portfolio Servicing	147	2.7%	1,100
Selene Finance	131	2.4%	1,164
Carrington Mortgage Services	121	2.2%	213
Seterus Inc	112	2.0%	126
Caliber Home Loans	79	1.4%	182
Cenlar FSB	78	1.4%	73
Bayview Loan Servicing	71	1.3%	997
Capital One	67	1.2%	131
Green Tree Servicing LLC	62	1.1%	643
<b>Selected Servicers</b>	<b>5,518</b>	<b>100.0%</b>	<b>323</b>

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

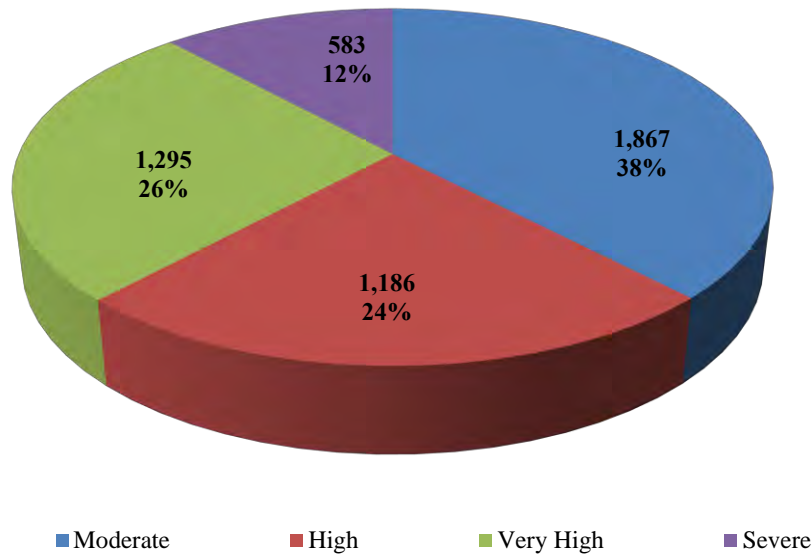
## NOI HOT SPOTS IN MARYLAND

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 August 2014, the State average NOI rate was 229 households per NOI received. Overall, a total of 4,931 NOIs, accounting for 87.0 percent of all notices received in August 2014, occurred in 151 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 1,867 notices in 82 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 33.0 percent of all NOIs in August 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 1,186 notices in 35 communities, accounting for 24.0 percent of NOIs in all Hot Spots and 21.0 percent of all NOIs statewide.

**Chart 5**  
**Notices of Intent to Foreclose in Maryland**  
**Hot Spot Concentrations**  
**August 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 1,295 notices in 26 communities, representing 26.0 percent of NOIs in all Hot Spots and 23.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 583 notices in eight communities, accounting for 12.0 percent of all NOI Hot Spots communities and 10.0 percent of notices received statewide in August 2014.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 1,271 notices or 25.8 percent of the total, followed by Baltimore City with 803 notices or 16.3 percent and Baltimore County with 753 notices or 15.3 percent. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in eight jurisdictions including, Allegany, Caroline, Dorchester, Garrett, Queen Anne’s, St. Mary’s, Talbot and Worcester counties

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 1,867 notices in 82 communities in August. The highest concentration of moderate NOI Hot Spots were in Montgomery County with 352 notices followed by Anne Arundel County (349 notices) and Baltimore County (282 notices). The lowest concentration of moderate Hot Spots occurred in 10 jurisdictions including Allegany, Baltimore City, Calvert, Charles, Dorchester, Garrett, Queen Anne’s, St. Mary’s, Talbot and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 1,186 notices or 24.0 percent of the total occurred in 35 communities within 13 jurisdictions. Prince George’s County had the highest concentration with 394 notices in this category followed by Baltimore County (198 notices) and Baltimore City (192 notices). Carroll, Calvert, Cecil, Charles, Queen Anne’s, and Washington counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 26.0 percent of the total and received 1,295 notices in 26 communities within eight jurisdictions in August. The largest concentration was in Prince George’s County with 499 notices or 38.5 percent of the total followed by Baltimore City (361 notices or 27.9 percent share). These two jurisdictions received 860 notices in August capturing 66.4 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 code areas. In Baltimore City, notices were mostly in Waverly serving the 21218 zip code area.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred predominantly in Prince George’s County (311 notices or 53.3 percent) and Baltimore City (208 notices or 35.7 percent) of all severe Hot Spots notices in August. In Prince George’s County, notices were clustered in the Clinton neighborhood serving areas within the 20735 zip code. In the City, notices were received in Carroll and Raspeburg, within the 21206 and 21229 zip code designated areas.



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

<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	39	0	0	0	39	0.8%
Anne Arundel	282	63	44	0	389	7.9%
Baltimore	352	198	203	0	753	15.3%
Baltimore City	42	192	361	208	803	16.3%
Calvert	11	13	42	0	66	1.3%
Caroline	0	0	12	13	25	0.5%
Carroll	86	14	0	0	100	2.0%
Cecil	57	15	0	0	72	1.5%
Charles	30	16	121	51	218	4.4%
Dorchester	12	0	0	0	12	0.2%
Frederick	74	62	0	0	136	2.8%
Garrett	11	0	0	0	11	0.2%
Harford	59	124	13	0	196	4.0%
Howard	110	0	0	0	110	2.2%
Kent	0	0	0	0	0	0.0%
Montgomery	349	70	0	0	419	8.5%
Prince George's	67	394	499	311	1,271	25.8%
Queen Anne's	29	11	0	0	40	0.8%
Somerset	0	0	0	0	0	0.0%
St. Mary's	45	0	0	0	45	0.9%
Talbot	20	0	0	0	20	0.4%
Washington	104	14	0	0	118	2.4%
Wicomico	51	0	0	0	51	1.0%
Worcester	37	0	0	0	37	0.8%
<b>Statewide</b>	<b>1,867</b>	<b>1,186</b>	<b>1,295</b>	<b>583</b>	<b>4,931</b>	<b>100.0%</b>
<b>Hot Spots Share</b>	<b>38.0%</b>	<b>24.0%</b>	<b>26.0%</b>	<b>12.0%</b>	<b>100.0%</b>	
<b>Share of NOI</b>	<b>33.0%</b>	<b>21.0%</b>	<b>23.0%</b>	<b>10.0%</b>	<b>90.0%</b>	

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

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

