

NOTICES OF INTENT TO FORECLOSE IN MARYLAND FEBRUARY 2015 REPORT



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FEBRUARY 2015 REPORT**

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INTRODUCTION

According to data collected by the Maryland Department of Labor, Licensing, and Regulation (DLLR), over 830,000 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 2015:

- 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 830,220 NOIs to Maryland homeowners statewide since the emergency legislation took effect in April of 2008. On a single address basis NOIs total 322,295 excluding duplicates issued each month to repeat delinquent homeowners (Table 1). While notices remain elevated in all Maryland jurisdictions, Prince George’s County continue to lead other jurisdictions with a 24.0 percent share of NOIs or 199,393 notices followed by Baltimore City with 112,439 notices or a 13.5 percent share. Other jurisdictions with more than 20,000 notices through February 2015 include Baltimore County (107,299 notices or 12.9 percent), Montgomery County (88,000 notices or 10.6 percent), Anne Arundel County (67,412 notices or 8.1 percent), Harford County (33,496 notices or 4.0 percent), Charles County (32,691 notices or 3.9 percent), Frederick County (29,382 notices or 3.5 percent) and Howard County (25,218 notices or 3.0 percent). Together, these jurisdictions have received a total of 695,330 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 – February 2015

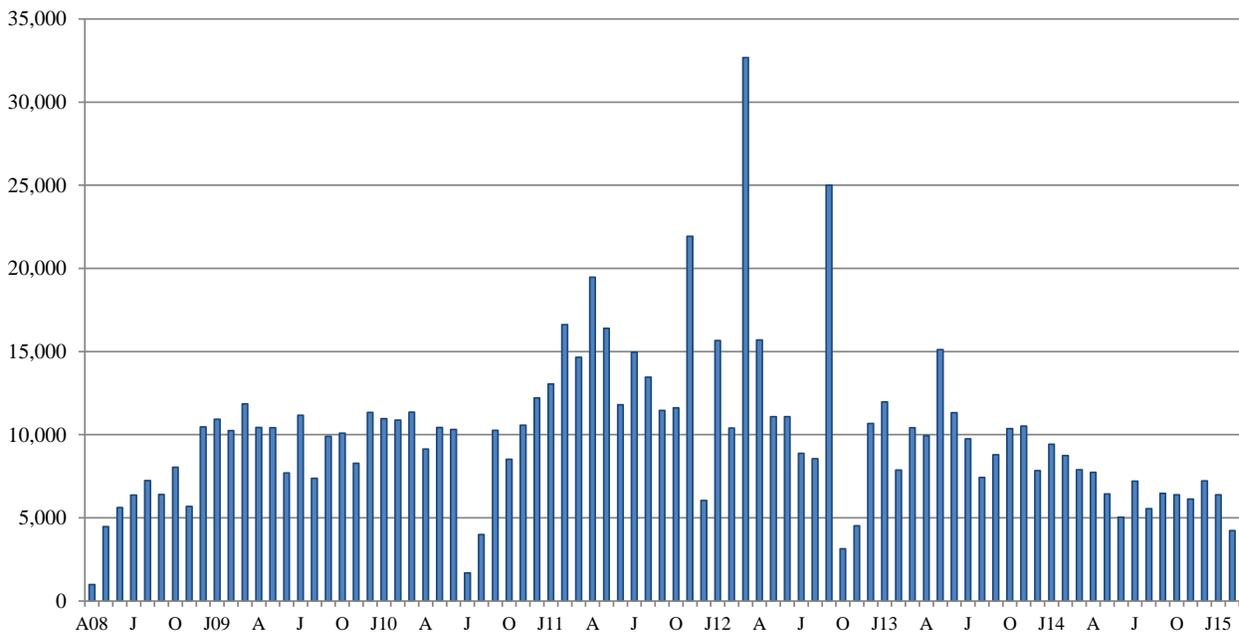
County	Total NOIs	% of Total	Single Address NOIs
Allegany	5,820	0.7%	2,461
Anne Arundel	67,412	8.1%	26,438
Baltimore	107,299	12.9%	41,428
Baltimore City	112,439	13.5%	42,352
Calvert	14,208	1.7%	5,492
Caroline	6,423	0.8%	2,431
Carroll	16,866	2.0%	6,544
Cecil	13,894	1.7%	5,549
Charles	32,691	3.9%	12,669
Dorchester	5,544	0.7%	2,144
Frederick	29,382	3.5%	11,786
Garrett	2,915	0.4%	1,207
Harford	33,496	4.0%	12,973
Howard	25,218	3.0%	9,826
Kent	3,002	0.4%	1,219
Montgomery	88,000	10.6%	35,219
Prince George's	199,393	24.0%	76,523
Queen Anne's	7,146	0.9%	2,858
Somerset	2,755	0.3%	1,029
St. Mary's	11,906	1.4%	4,519
Talbot	4,306	0.5%	1,780
Washington	19,014	2.3%	7,499
Wicomico	11,754	1.4%	4,631
Worcester	9,337	1.1%	3,718
Total Apr 2008 - Feb 2015	830,233	100.0%	322,295

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

February NOIs fell 36.3 percent from the prior month to 4,070 – the lowest monthly count since October 2012 (Chart 1). The gradual monthly decline can be attributed in part to steady improvements in Maryland’s economy as well as servicers getting closer to clearing out their prolonged backlog of delinquencies. Compared with year ago levels, NOIs fell 53.5 percent from February 2014. Broken out by jurisdiction, the largest share of notices were issued in Prince George’s County (924 notices or 22.7 percent) followed by Baltimore County (624 notices or 15.3 percent), Baltimore City (581 notices or 14.3 percent), Anne Arundel County (368 notices or 9.0 percent) and Montgomery County (322 notices or 7.9 percent), Table 2. Together, these jurisdictions received a total of 2,819 notices or 69.3 percent of all NOIs issued for the month.

NOI notices dated in February fell in 23 Maryland jurisdictions from the prior month with the exception of Queen Anne’s County which increased by 2.1 percent. The largest declines were recorded in Garrett (68.2 percent), Cecil (58.9 percent), Allegany (58.0 percent) and Wicomico (53.7 percent) counties, respectively. Compared with a year ago, NOIs fell in all Maryland jurisdictions with the largest decreases in Somerset (73.7 percent), Cecil (69.5 percent), Wicomico (65.3 percent), Talbot (64.2 percent) and Allegany (61.3 percent) counties.

Chart 1
Notices of Intent to Foreclose in Maryland
April 2008 – February 2015



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

Table 2
Notices of Intent to Foreclose in Maryland
February 2015

Jurisdiction	Number	% of Total	% Change From	
			Jan-15	Feb-14
Allegany	29	0.7%	-58.0%	-61.3%
Anne Arundel	368	9.0%	-32.7%	-50.9%
Baltimore	624	15.3%	-29.3%	-47.7%
Baltimore City	581	14.3%	-35.8%	-51.9%
Calvert	72	1.8%	-45.0%	-55.6%
Caroline	33	0.8%	-42.1%	-54.8%
Carroll	94	2.3%	-29.3%	-51.5%
Cecil	51	1.3%	-58.9%	-69.5%
Charles	161	4.0%	-41.7%	-57.1%
Dorchester	30	0.7%	-34.8%	-51.6%
Frederick	128	3.1%	-40.5%	-56.3%
Garrett	14	0.3%	-68.2%	-56.3%
Harford	197	4.8%	-24.2%	-42.9%
Howard	107	2.6%	-46.2%	-60.2%
Kent	18	0.4%	-25.0%	-51.4%
Montgomery	322	7.9%	-36.7%	-57.9%
Prince George's	924	22.7%	-35.4%	-53.8%
Queen Anne's	48	1.2%	2.1%	-44.2%
Somerset	10	0.2%	-47.4%	-73.7%
St. Mary's	57	1.4%	-49.1%	-49.1%
Talbot	19	0.5%	-44.1%	-64.2%
Washington	89	2.2%	-35.0%	-60.1%
Wicomico	50	1.2%	-53.7%	-65.3%
Worcester	44	1.1%	-43.6%	-53.7%
Statewide	4,070	100.0%	-36.3%	-53.5%

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

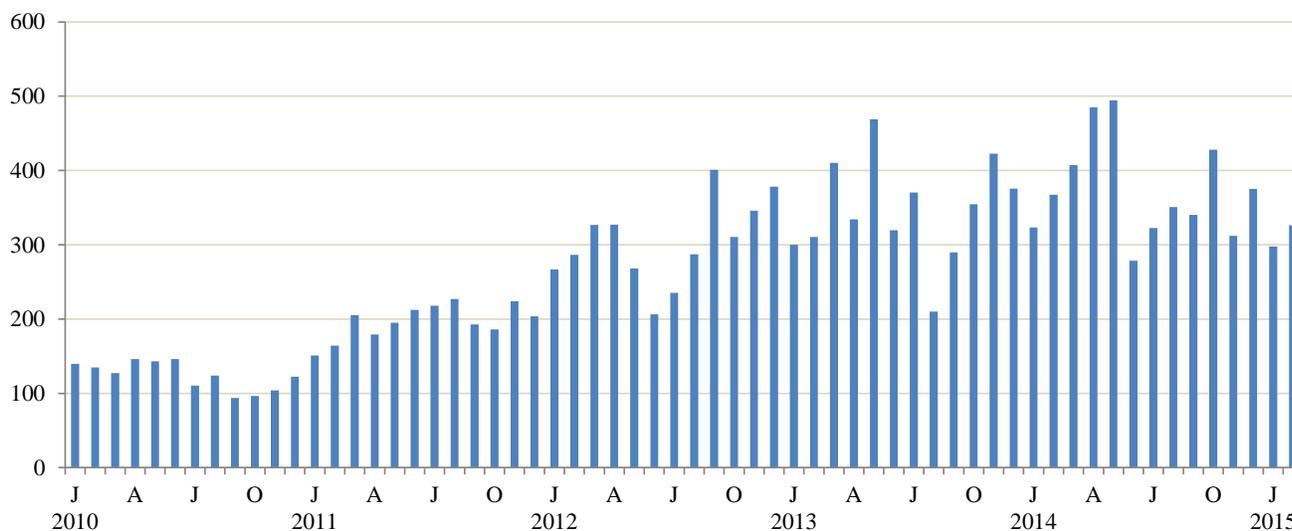
AVERAGE NUMBER OF DAYS PAST DUE

NOI data received from April 2008 through February 2015 indicates that financial institutions/lenders in Maryland allowed an average of 232 days to elapse after homeowners' last payment before issuing an NOI. Data from April 2008 to February 2015 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 February 2015, financial institutions/lenders allowed an average of 326 days to elapse after homeowners' last payment before issuing an NOI, representing an increase of 9.6 percent or 29 days above the prior month (Chart 2). Compared with February 2014, the average days past due was fell 11.2 percent or 41 days below year ago levels as shown in Table 3. Financial institutions/lenders allowed 100 days or more to elapse in all Maryland jurisdictions in February with the highest average days past due in Washington County (479 days) followed by Kent County (419 days), Frederick County (418 days) and Prince George's County (402 days).

Compared with a year ago, the average number of days past due decreased in 17 Maryland jurisdictions but increased in the other seven jurisdictions. The highest increases were in Washington County (93.9), Queen Anne's County (42.2 percent) while the largest declines were in Queen Anne's County (47.5 percent), Dorchester County (46.5 percent), Howard County (46.3 percent) and Charles County (45.6 percent).

Chart 2
Average Number of Days Past Due
February 2010 – February 2015



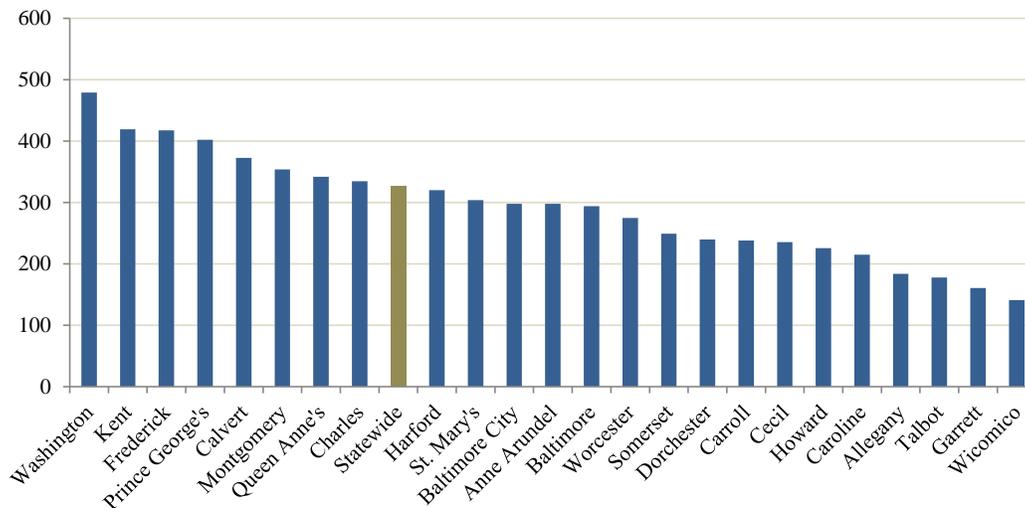
Source – DLLR and DHCD, Office of Research, Policy and Legislative Affairs

**Table 3: Average Number of Days Past Due
February 2015**

Jurisdiction	Days	% Change From	
		Jan-15	Feb-14
Allegany	184	-19.2%	-12.2%
Anne Arundel	298	11.0%	-9.2%
Baltimore	294	-3.5%	-8.7%
Baltimore City	298	6.2%	-26.9%
Calvert	373	20.3%	14.6%
Caroline	215	-8.9%	-18.2%
Carroll	238	7.0%	-16.4%
Cecil	236	21.5%	-16.7%
Charles	335	10.8%	-45.6%
Dorchester	240	-34.4%	-46.5%
Frederick	418	46.6%	10.8%
Garrett	161	-22.3%	4.7%
Harford	320	16.6%	-1.2%
Howard	225	-30.7%	-46.3%
Kent	419	180.7%	36.9%
Montgomery	354	-2.8%	-6.2%
Prince George's	402	14.0%	-4.6%
Queen Anne's	342	129.6%	43.2%
Somerset	249	74.5%	-0.2%
St. Mary's	304	4.0%	20.0%
Talbot	178	-16.1%	-32.9%
Washington	479	160.2%	93.9%
Wicomico	141	-43.9%	-47.5%
Worcester	275	3.8%	-25.7%
Statewide	326	9.6%	-11.2%

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

**Chart 3: Average Number of Days Past Due
February 2015**



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

AVERAGE AMOUNT OWED

The average amount owed per homeowner was \$11,230 for notices received from April 2008 to February 2015 and \$9,517 for February 2015 alone. The average owed in February 2015 increased 22.5 percent from the preceding month but fell 8.0 percent from a year ago (Table 4). Assuming the average number of days allowed between default and notice is 232 days, the monthly payment owed per homeowner totals \$1,503 for notices received from April 2008 through February 2015 and \$1,274 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 2015 show that the average amount owed exceeded \$10,000 in eight jurisdictions but were lower in the other 16 jurisdictions. The highest average owed in February was \$12,744 in Kent County and lowest average amount (\$5,064) was recorded in Allegany County. Compared with a year ago, average amounts decreased in 14 Maryland jurisdictions but increased in the other 10 (Table 4).

Table 4
Average Amount Owed
February 2015

Jurisdiction	Amount	% Change From	
		Jan-15	Feb-14
Allegany	\$5,064	-1.5%	-0.5%
Anne Arundel	\$9,883	16.9%	-6.6%
Baltimore	\$9,353	25.2%	1.0%
Baltimore City	\$7,873	13.1%	-21.8%
Calvert	\$11,138	40.9%	6.7%
Caroline	\$7,966	9.0%	7.5%
Carroll	\$7,277	10.2%	-13.8%
Cecil	\$8,522	66.0%	-20.4%
Charles	\$10,437	25.8%	-8.1%
Dorchester	\$8,340	-22.1%	-35.3%
Frederick	\$10,758	43.5%	9.7%
Garrett	\$7,287	29.2%	12.7%
Harford	\$10,397	61.1%	-10.5%
Howard	\$11,626	18.3%	-3.6%
Kent	\$12,744	80.7%	10.4%
Montgomery	\$11,124	21.5%	4.5%
Prince George's	\$9,920	15.8%	-14.5%
Queen Anne's	\$8,772	39.4%	-0.8%
Somerset	\$7,760	41.4%	-14.0%
St. Mary's	\$11,314	47.6%	13.6%
Talbot	\$9,379	14.9%	28.9%
Washington	\$9,517	98.6%	52.5%
Wicomico	\$5,515	-20.0%	-40.8%
Worcester	\$6,808	-3.1%	-37.3%
Statewide	\$9,517	22.5%	-8.0%

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

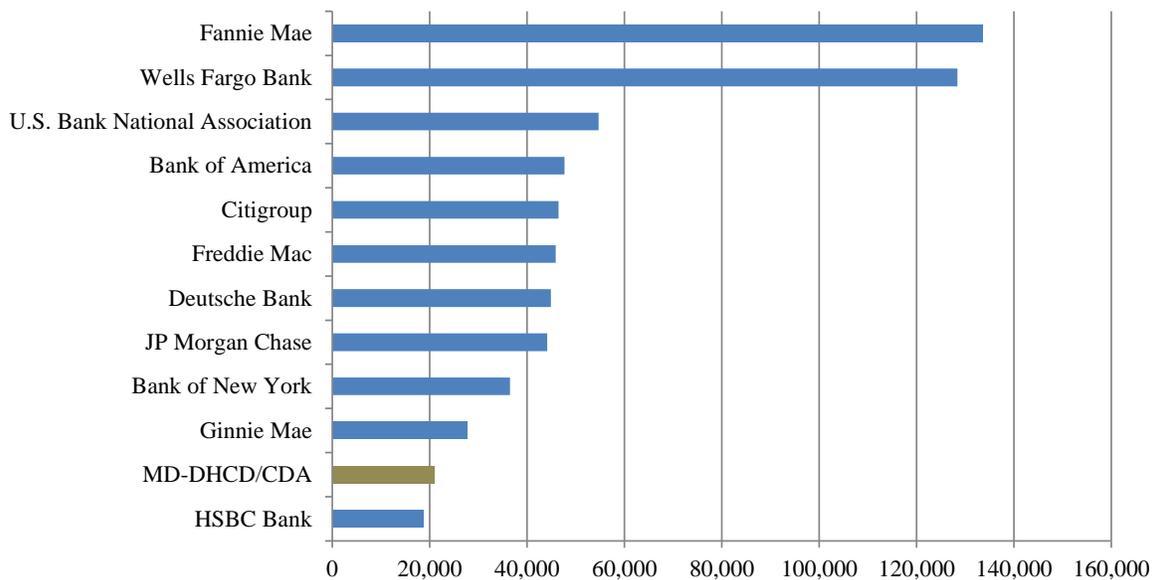
SECURED PARTIES

Notices received from April 2008 to February 2015 indicate that there were 2,871 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 February 2015, Fannie Mae remained the largest secured party in Maryland with 133,603 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 128,373 notices or a 15.5 percent share followed by U.S. Bank National Association (54,703 notices or 6.6 percent); Bank of America (47,678 notices or 5.7 percent); Citigroup (46,493 notices or 5.6 percent); Freddie Mac (45,882 notices or 5.5 percent); Deutsche Bank (44,868 notices or 5.4 percent); JP Morgan Chase (44,138 notices or a 5.3 percent); Bank of New York (36,484 notices or 4.4 percent), Ginnie Mae (27,676 notices or 3.3 percent) and 20,935 notices or 2.5 percent issued by Maryland’s Department of Housing and Community Development/Credit Assurance Department (MD-DHCD/CDA). Together, these secured parties have 630,833 notices that are in default or 82.4 percent of the total (Table 5).

For notices dated February 2015, Fannie Mae led all secured parties statewide with 528 loans capturing 16.2 percent of the total followed by Freddie Mac (476 loans or 14.6 percent). Other secured parties with more than 300 loans in February include U.S. Bank National Association (460 loans or 14.1 percent), Citigroup (313 loans or 9.6 percent) and Ginne Mae (301 loans or 9.2 percent), as shown in Table 6. For February notices, these secured parties captured a total of 1,777 loans or 54.5 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 – February 2015



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

Table 5
Secured Parties - 1,000 Plus NOI Notices
April 2008 - February 2015

Secured Party	Loans Secured*	% of Total
Fannie Mae	133,603	16.1%
Wells Fargo Bank	128,373	15.5%
U.S. Bank National Association	54,703	6.6%
Bank of America	47,678	5.7%
Citigroup	46,493	5.6%
Freddie Mac	45,882	5.5%
Deutsche Bank	44,868	5.4%
JP Morgan Chase	44,138	5.3%
Bank of New York	36,484	4.4%
Ginnie Mae	27,676	3.3%
MD-DHCD/CDA	20,935	2.5%
HSBC Bank	18,655	2.2%
Nationstar Mortgage LLC	12,173	1.5%
Aurora Bank	9,564	1.2%
Wachovia Bank	8,508	1.0%
General Motors Acceptance Corporation	6,889	0.8%
BAC Home Loans Servicing	5,435	0.7%
LaSalle Bank	5,241	0.6%
PNC Bank	3,831	0.5%
Chase Manhattan Bank	3,684	0.4%
BEAR STEARNS	3,557	0.4%
BB&T Bank	3,449	0.4%
Countrywide Home Loans	3,330	0.4%
M&T Bank	3,148	0.4%
Capital One	2,681	0.3%
First Horizon Home Loans	2,511	0.3%
Mortgage Electric Registration System	2,480	0.3%
First Tennessee Bank	2,316	0.3%
SunTrust Bank	2,303	0.3%
MidFirst Bank	2,221	0.3%
Lehman Brothers	2,104	0.3%
Unknown	2,087	0.3%
American Home Mortgage Asset Trust	1,904	0.2%
Wilmington Trust	1,804	0.2%
EMC Mortgage Corporation	1,775	0.2%
Ocwen Loan Servicing	1,705	0.2%
ARSI - Argent Securities Inc	1,601	0.2%
Bayview Loan Servicing LLC	1,558	0.2%
Christiana Bank & Trust	1,494	0.2%
Massachusetts Mutual Life Insurance Company	1,392	0.2%
CIT Consumer Finance	1,373	0.2%
American Home Mortgage Servicing	1,371	0.2%
Washington Mutual	1,329	0.2%
SACO	1,322	0.2%
Selected Secured Parties	765,917	100.0%

**Total shown is more than Secured Parties listed*

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

Table 6
Secured Parties – 50 Plus Loans
February 2015

Secured Party	Loans Secured	% of Total
Fannie Mae	528	16.2%
Freddie Mac	476	14.6%
U.S. Bank National Association	460	14.1%
Citigroup	313	9.6%
Genne Mae	301	9.2%
Wells Fargo Bank	284	8.7%
Bank of New York	232	7.1%
MD-DHCD/CDA	179	5.5%
Caliber Home Loans	106	3.2%
Deutsche Bank	103	3.2%
Wilmington Savings Fund Society	67	2.1%
Nationstar Mortgage LLC	57	1.7%
HSBC Bank	54	1.7%
HomeBridge Financial Services	52	1.6%
<i>Selected Secured Parties</i>	<i>3,852</i>	<i>100.0%</i>

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

MORTGAGE SERVICERS

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

Notices received from April 2008 to February 2015 indicate that there were 1,386 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 156,006 mortgage default notices accounting for 19.5 percent of the total (Table 7).

**Table 7: Servicers - 1,000 Plus NOI Notices
April 2008 - February 2015**

Mortgage Servicers	Loans Serviced*	% of Total
Bank of America	156,006	19.5%
Wells Fargo Bank	142,544	17.8%
JP Morgan Chase	89,144	11.1%
Citigroup	71,970	9.0%
Nationstar Mortgage LLC	54,182	6.8%
America's Servicing Company	29,333	3.7%
American Home Mortgage Servicing	17,346	2.2%
Bogman Inc	16,252	2.0%
One West Bank	13,832	1.7%
Ocwen Loan Servicing	13,105	1.6%
General Motors Acceptance Corporation	12,962	1.6%
Litton Loan Servicing	11,437	1.4%
EMC Mortgage Corporation	11,354	1.4%
M&T Bank	11,042	1.4%
Washington Mutual	7,554	0.9%
Carrington Mortgage Services	7,147	0.9%
Seterus Inc	6,563	0.8%
Aurora Bank	6,522	0.8%
Wachovia Bank	6,002	0.8%
Select Portfolio Servicing	5,985	0.7%
PNC Bank	5,469	0.7%
Chase Manhattan Bank	5,187	0.6%
Capital One	4,695	0.6%
Green Tree Servicing LLC	4,319	0.5%
Countrywide Home Loans	4,246	0.5%
SunTrust Bank	4,089	0.5%
EverHome Mortgage Company	3,707	0.5%
Saxon Mortgage Services	3,345	0.4%
HSBC Bank	3,280	0.4%
Homeward Residential, Inc	3,266	0.4%
Selected Servicers	763,030	100.0%

**Total shown is more than Servicers listed*

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

The second largest servicer was Wells Fargo Bank with 142,544 mortgage notices or 17.8 percent of loans in default followed by JP Morgan Chase (89,144 notices or 11.1 percent), Citigroup (71,970 notices or 9.0 percent), Nationstar Mortgage LLC (52,182 notices or 6.8 percent), America’s Servicing Company (29,333 notices or 3.7 percent), American Home Mortgage Servicing (17,346 notices or 2.2 percent) and Bogman Inc (16,252 notices or 2.0 percent). Together, these servicers have 576,777 mortgage notices or a 75.6 percent share of default notices for servicers with 1,000 loan notices or greater, statewide.

For notices dated February 2015, Nationstar Mortgage LLC led all servicers capturing the largest share of mortgages with 1,306 loans or a 33.4 percent share (Table 8). Other servicers with more than 200 mortgages that received NOIs in February include Citigroup (562 mortgages or 14.4 percent), Wells Fargo Bank (274 mortgages or 7.0 percent) and Caliber Home Loans (228 mortgages or 5.8 percent). In total, 2,370 mortgages or 72.9 percent of default mortgages were processed by these lenders among servicers with a mortgage inventory of more than 50 loans statewide in February 2015.

Table 8
Servicers - 50 Plus Loans
February 2015

Mortgage Servicers	Loans Serviced	% of Total	Avg. Days Past Due
Nationstar Mortgage LLC	1,306	33.4%	198
Citigroup	562	14.4%	233
Wells Fargo Bank	274	7.0%	249
Caliber Home Loans	228	5.8%	309
M&T Bank	148	3.8%	175
Ocwen Loan Servicing	139	3.6%	679
Cenlar FSB	126	3.2%	113
Bogman Inc	116	3.0%	83
Select Portfolio Servicing	103	2.6%	1,215
Bayview Loan Servicing	71	1.8%	641
Selene Finance	70	1.8%	1,084
Carrington Mortgage Services	57	1.5%	126
Rushmore Loan Management Services	52	1.3%	1,191
Selected Servicers	3,252	100.0%	236

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

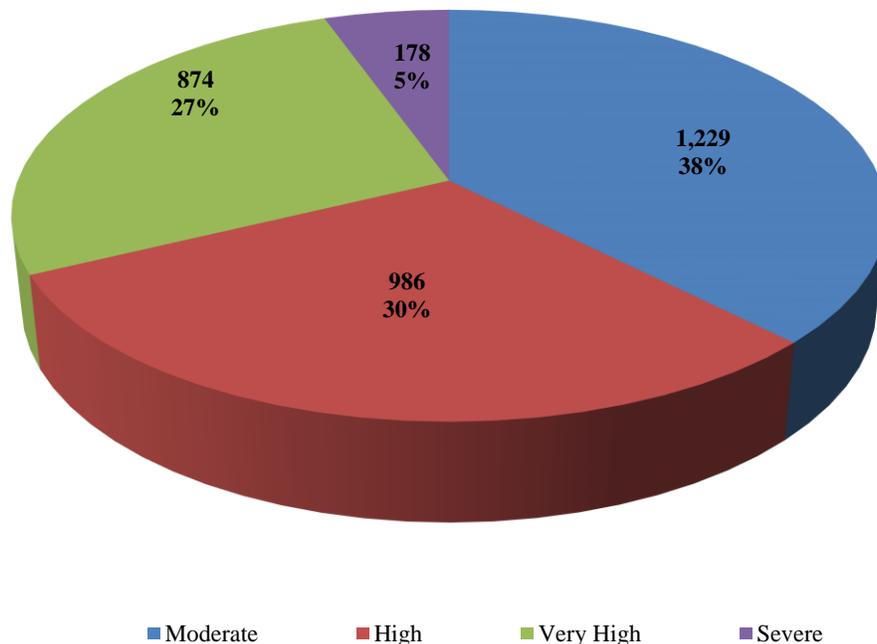
NOI HOT SPOTS IN MARYLAND

A Hot Spot is defined as a community (zip code) that received more than ten notices during a specified reporting period and recorded an NOI concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a statewide NOI index. The index measures the extent to which the NOI rate in a community exceeds or falls short of the State average NOI rate. The NOI rate is defined as the number of homeowner households per NOI for a given community. In February 2015, the State average NOI rate was 301 households per NOI received. Overall, a total of 3,267 NOIs, accounting for 80.0 percent of all notices received in February 2015, occurred in 117 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 1,229 notices in 61 communities, accounting for 38.0 percent of NOIs in all Hot Spots and 30.0 percent of all NOIs in February 2015 (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 986 notices in 33 communities, accounting for 30.0 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 2015



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

The “very high” group includes jurisdictions that posted NOI indices that range from 151 to 200. Jurisdictions with a “very high” NOI concentration received 874 notices in 18 communities, representing 27.0 percent of NOIs in all Hot Spots and 21.0 percent of NOIs statewide.

The “severe” group represents communities in which the NOI indices exceeded 200. Maryland jurisdictions with a “severe” NOI concentration received 178 notices in five communities, accounting for 5.0 percent of all NOI Hot Spots communities and 4.0 percent of notices received statewide in February 2015.

Broken out by jurisdiction, the highest number of NOIs were recorded in Prince George’s County Hot Spots with 885 notices or 27.1 percent of the total, followed by Baltimore County with 556 notices or 17.3 percent; Baltimore City with 557 notices or 17.0 percent; Anne Arundel County with 315 notices or 9.6 percent and Montgomery County with 204 notices or 6.2 percent of total Hot Spots. Hot Spot jurisdictions with the lowest number (less than 50 notices) of NOIs were recorded in 10 jurisdictions including Allegany, Calvert, Caroline, Cecil, Dorchester, Queen Anne’s, St. Mary’s, Talbot, Wicomico and Worcester counties.

“Moderate” NOI Hot Spots made up 38.0 percent of total Hot Spots with 1,229 notices in 61 communities in February. The highest concentration of moderate NOI Hot Spots were in Anne Arundel County with 207 notices followed by Baltimore County (205 notices) and Montgomery County (204 notices). The lowest concentration of moderate Hot Spots occurred in nine jurisdictions including Allegany, Cecil, Dorchester, Prince George’s, Queen Anne’s, St. Mary’s, Talbot, Wicomico and Worcester counties, each with less than 50 notices.

“High” NOI Hot Spots activity totaled 986 notices or 30.0 percent of the total occurred in 33 communities within eight jurisdictions. Prince George’s County had the highest concentration with 377 notices in this category followed by Baltimore County with 218 notices. Calvert, Caroline, Charles and Harford counties had the lowest counts, each with less than 50 notices in this category.

“Very High” NOI Hot Spots made up 27.0 percent of the total and received 874 notices in 18 communities within five jurisdictions in February. The largest concentration was in Prince George’s County with 427 notices or 48.9 percent of the total followed by Baltimore City (184 notices or 21.1 percent share). These two jurisdictions received 611 notices in February capturing 69.9 percent of the “very high” cluster of notices in this category. In Prince George’s County, notices were received Upper Marlboro areas serving the 20772 and 20774 zip code designations. In Baltimore City, notices were mostly in Carroll and Raspeburg neighborhoods serving the 21229 and 21206 zip code areas, respectively.

“Severe” NOI Hot Spot jurisdictions with an index of greater than 200 occurred mainly in Baltimore City. The City received 93 notices or 52.2 percent) of all severe Hot Spots notices in February were clustered predominantly in the Clifton and Druid area within the 21213 and 21217 zip code areas.

Table 9
Notices of Intent to Foreclose in Maryland Hot Spots
February 2015

Jurisdiction	Moderate	High	Very High	Severe	All Hot Spots	Percent Share
Allegany	21	0	0	0	21	0.6%
Anne Arundel	207	67	41	0	315	9.6%
Baltimore	205	218	143	0	566	17.3%
Baltimore City	74	206	184	93	557	17.0%
Calvert	0	34	0	0	34	1.0%
Caroline	0	11	0	0	11	0.3%
Carroll	60	0	0	0	60	1.8%
Cecil	26	0	0	0	26	0.8%
Charles	0	30	79	0	109	3.3%
Dorchester	13	0	0	0	13	0.4%
Frederick	70	0	0	0	70	2.1%
Garrett	0	0	0	0	0	0.0%
Harford	86	43	0	44	173	5.3%
Howard	61	0	0	0	61	1.9%
Kent	0	0	0	0	0	0.0%
Montgomery	204	0	0	0	204	6.2%
Prince George's	40	377	427	41	885	27.1%
Queen Anne's	13	0	0	0	13	0.4%
Somerset	0	0	0	0	0	0.0%
St. Mary's	22	0	0	0	22	0.7%
Talbot	12	0	0	0	12	0.4%
Washington	54	0	0	0	54	1.7%
Wicomico	32	0	0	0	32	1.0%
Worcester	29	0	0	0	29	0.9%
Statewide	1,229	986	874	178	3,267	100.0%
Hot Spots Share	38.0%	30.0%	27.0%	5.0%	100.0%	
Share of NOI	30.0%	24.0%	21.0%	4.0%	80%	

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

**Exhibit 1: Notice of Intent to Foreclose
Hot Spots in Maryland – February 2015**

