

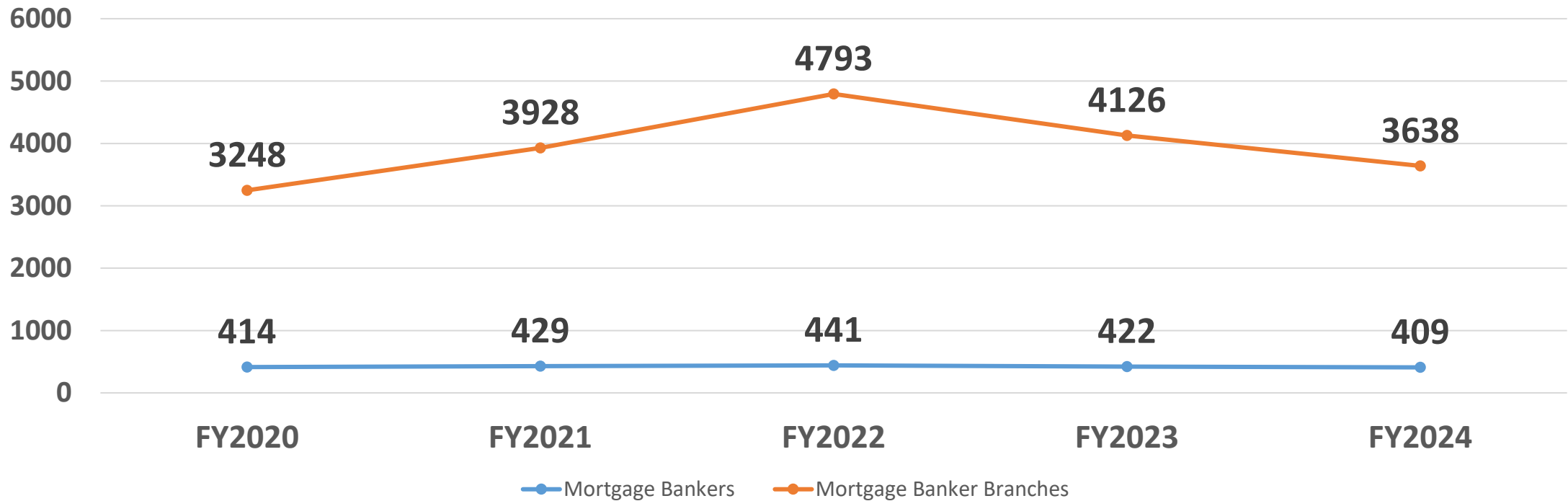
Licensing Update and Issues

12th Annual Mortgage Industry Seminar

November 4, 2024

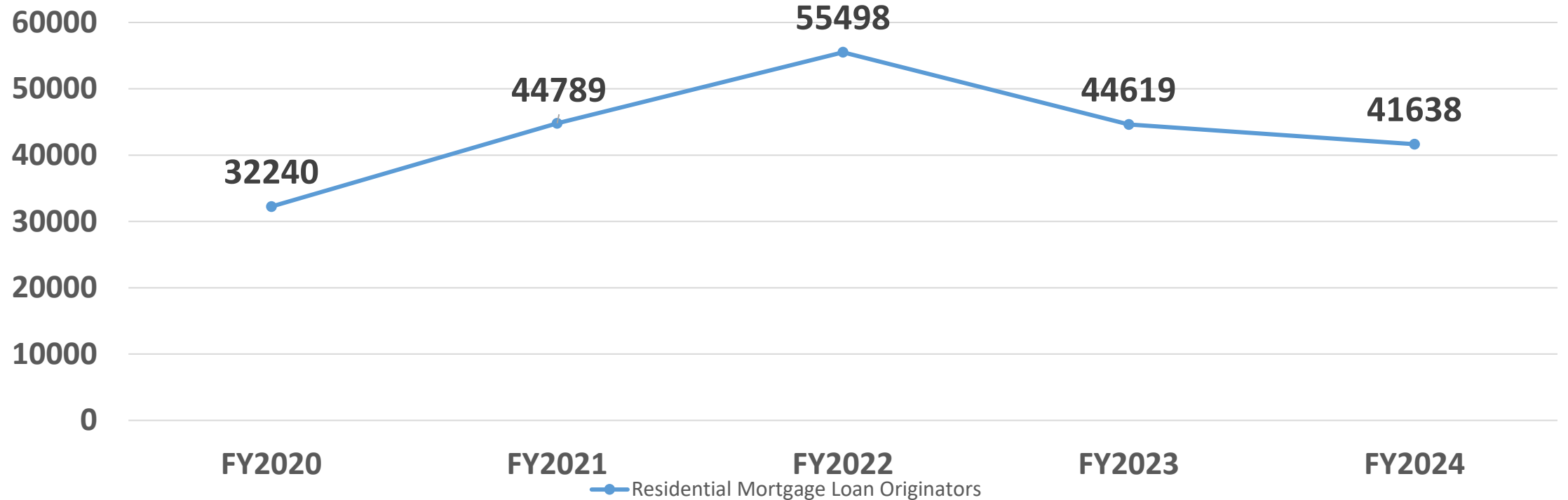
Number of Mortgage Bankers and Branches

5-Year History of Mortgage Banker Registrations and Mortgage Banker Branches
As of Fiscal Year End (08/31)



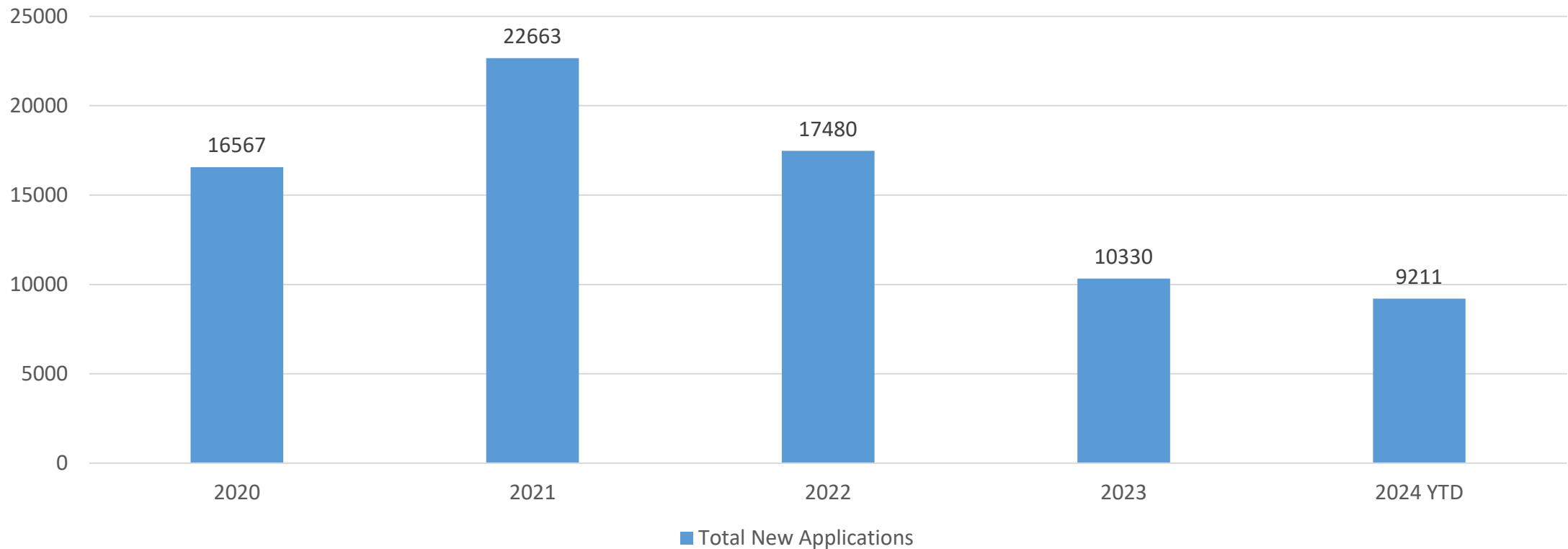
Number of Residential Mortgage Loan Originators

Number of Texas-licensed Residential Mortgage Loan Originators
5-Year History as Fiscal Year End (10/31)



New License Request Received

5-Year History of License Request Received as of Calendar Year



Current Processing Times

As of October 28, 2024, processing times for initial review of a License Request:

- Company (MU1) – 11 days
- Branches (MU3) – 3 days
- RMLO (MU4) – 4 days

Reasons for Outstanding License Items

Companies (MU1):

- Company name does not match IRS Documents.
- Company or DBA not registered with the Texas Secretary of State.
- The Registered Agent's information on the Texas Secretary of State's database does not match the Registered Agent's information provided in the NMLS.

Reasons for Outstanding License Items

Branches (MU3):

- Operating Agreement not provided.
- New branch does not have a linked Texas Licensed RMLO.
- Linked RMLO is requesting Temporary Authority.

Reasons for Outstanding License Items

RMLO (MU4):

- Mailing Address does not match residential address.
- Current employer information does not match the Registered Location information.
- Not providing documents for Disclosure questions that were answered “Yes”.
- Paying NMLS fees with an ACH.

New in Licensing

- Effective November 1, 2024, there is a new Licensing Fee Schedule.
<https://www.sml.texas.gov/download/fee-schedule-effective-november-1-2024-august-31-2025/>
- Effective January 1, 2026, Surety Bond for Residential Mortgage Loan Servicers [7 TAC § 58.107] that will require, in part, residential mortgage loan servicers to obtain and maintain an electronic surety bond filed in NMLS.
- Conference of State Bank Supervisors (CSBS) has implemented advance technologies to ensure that CE requirements are fulfilled by the appropriate individuals.
<https://www.sml.texas.gov/news/announcement-continuing-education-requirement-for-mlos/>

2024 Renewal Cycle

- Renewal Period will run from November 1, 2024 to December 31, 2024.
- No Reinstatement Period for Residential Mortgage Loan Servicers Registrations.
- File Renewal Request as soon as possible.
- Check the NMLS for Outstanding License Items
- RMLO's need to complete their Continuing Education prior to filing a Renewal Request.

2024 Renewal Cycle

- Residential Mortgage Servicers Registrations should convert Paper Surety Bonds to an Electronic Surety Bonds.

Questions?

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