

Index

ADVANCE FEES

- application practices, **2:3**
- restrictions, **2:18**

ADVERTISEMENTS

- definition, **2:1**
- false advertising, **2:1**
- foreclosure notices, **2:19**
- Fraudulent Advertising Practices Act, **2:1**
- loan originators, **2:1**
- record retention, **2:1**
- required information, **2:1**
- unique identifier, **2:1**

ALTERNATIVE MORTGAGE TRANSACTIONS

- generally, **2:2**
- Alternative Mortgage Transaction Parity Act of 1982, **2:2**

APPLICATIONS

- denials, effect, **2:4**
- exclusive agreements, **2:3**
- fees
 - borrowers, **2:3**
 - licensing, **2:24**
- licensing
 - generally, **2:24**
- forms
 - checklist, **5:1, 5:2**
 - individual loan originator, **5:2**
 - loan originators, **5:2**
 - mortgage
 - banker, **5:1**
 - broker, **5:1**
 - NMLS form, **5:1, 5:2**
- NMLS, **2:7**
- prohibited terms, **2:30**
- record retention, **2:31**

APPRAISAL MANAGEMENT COMPANIES

- registration, **2:4**

APPRAISALS

- borrowers, copies, **2:4**

ASSIGNMENTS

- see Transfers
- wages of borrower, **2:30**

ASSUMPTION OF MORTGAGE

- generally, **2:6**

ATTORNEY GENERAL

- see Regulatory Agencies

ATTORNEYS

- document preparation
 - generally, **2:15**
 - unauthorized practice of law, **3:17**
- loan modification services, **2:35**

AVOIDANCE

- foreclosure, **2:19**

BACKGROUND INVESTIGATION

- licensing, **1:2**

BALLOON MORTGAGES

- alternative mortgage transactions, **2:2**

BANKING DEPARTMENT

- see Regulatory Agencies

BRANCH OFFICES

- licensing, **2:7, 2:24**

BROKERS

- see Mortgage brokers

CHANGE

- notification of change of control, location, management or name, **2:8**

CLOSING

- delays, **2:7, 2:9**
- disclosures, **2:9, 2:13**
- document preparation, **2:15**
- fees and charges, **2:18**
- insurance, **2:22**
- legislation, **2:9**
- marital rights, **2:26**
- plain English, **2:27**
- practices, **2:9**
- prohibited loan terms, **2:30**
- security instruments, **2:34**
- signature requirements, **2:26**
- title companies, **2:9**
- Wet Settlement Act, **2:40**

COMMITMENTS

- generally, **2:10**

COMMUNITY PROPERTY STATE

- marital rights, **1:2, 2:21, 2:26**

COMPUTERS

- record retention, computer or mechanical records, **2:31**

CONSENT

- blanks, allowing mortgage broker to fill in, **2:30**
- content of solicitation, **2:1**
- homestead conveyance or encumbrance, **2:21**

CONSUMER FRAUD ACT

- generally, **2:11, 3:1**

CONSUMER PROTECTION

- see Disclosures

CONSUMER PROTECTION—Cont'd

- see Fraud and Deceit
- advertisements, **2:1**
- discrimination
 - generally, **2:14**
 - insurance, **2:22**
 - signature requirements, **2:26**
- Fair Housing Act, **2:14**
- insurance, **2:22**
- mortgage brokers, Consumer Fraud Act, **2:11, 3:1**
- predatory lending laws, **2:28**
- residential mortgage fraud, **2:11**

CONTROL

- change, **2:8**

CORPORATION TRUSTEE

- beneficiary, **2:38**

DEEDS OF TRUST

- see Trustees
- generally, **2:19, 2:34**
- assignment of interest, **2:5, 2:37**
- satisfaction, **2:33**

DEFICIENCY JUDGMENTS

- see Foreclosures

DEFINITIONS

- see Words and Phrases

DEPARTMENT OF FINANCIAL INSTITUTIONS

- see Regulatory Agencies

DISCLOSURES

- see Mortgage Brokers
- advertisements, **2:1**
- blanks, allowing mortgage broker to fill in, **2:13, 2:30**
- closing practices, **2:9**
- document preparation, **2:13**
- predatory lending practices, **2:28**
- referral fees, **2:32**

DISCRIMINATION

- see Consumer Protection

DIVORCE

- community debt liability after, **3:11**

DOCUMENTS

- see Deeds of Trust
- see Security Instruments
- blank spaces, authorization to fill in, **2:30**
- borrowers, copies, **2:4**
- commitments, **2:10**
- computer or mechanical records, **2:31**
- confession of judgment, **2:30**
- exclusive agency agreements, **2:3, 2:41**
- homesteads, **2:21, 2:26**
- mortgage satisfaction, **2:33**

DOCUMENTS—Cont'd

- plain English, **2:27**
- preparation
 - generally, **2:15**
 - blank spaces, authorization to fill in, **2:30**
 - disclosures, **2:13**
 - statute of frauds, **3:19**
 - unauthorized practice of law, **3:17**
- prohibited loan terms, **2:30**
- record retention, **2:31**
- release, **2:33**
- signature
 - blanks area of document, **2:13, 2:30**
 - homestead, **2:21**
 - negligence liability, notarizing forged signature, **3:3**
 - requirements, **2:26**

DUE-ON-SALE CLAUSES

- generally, **2:16**

EDUCATION

- licensing, **2:24**

EMERGENCY ECONOMIC STABILIZATION ACT

- renegotiation, **3:18**

ERROR

- payoff of wrong loan, **3:15**

ESCROW AGENTS

- see also Title Companies
- closing, **2:9**
- definition, **2:9**
- disbursement responsibilities, **3:4**
- loan servicer licensing, **2:35**
- negligence claim, **3:15**
- servicing practices, **2:35**

ESCROWS

- see Servicing

EXEMPTIONS

- see Licensing
- homesteads, **2:21**

EXPERIENCE

- license holder, **1:2, 2:7**

FAIR HOUSING LAW

- generally, **2:14**

FEDERAL DEPOSITORY INSTITUTIONS DEREGULATION AND MONETARY CONTROL ACT

- generally, **2:6**

FEES AND CHARGES

- see Applications
- advance fees, **2:3**
- advance payments, **2:18**
- assumption of mortgage, **2:6**
- commingling, **2:18**

FEES AND CHARGES—Cont'd

- Department of Financial Institutions Substantive Policy Statement
 - license renewal fee, **2:24**
 - MB-2 on future fees, **2:18**
- document preparation, **2:15**
- late charges, **2:23**
- licensing, **2:24**
- loan applications, **2:3**
- NMLS, **2:24**
- prepayment penalties, **2:29**
- referral fees, **2:32**
- third-party fees, consumer protection, **2:11**

FIDUCIARY DUTY

- mortgage broker, **3:16**
- trustees, **2:38**

FINANCIAL CONDITION OF BUSINESS

- record retention, **2:31**

FORECLOSURES

- anti-deficiency protection, **2:12, 3:2**
- avoidance options, **2:19**
- deficiency judgments
 - generally, **2:12, 3:12**
 - suits on notes, **3:2**
- mediation law, repeal, **2:19**
- power of sale, **2:19**
- procedures, **2:19**
- purchase money mortgages, **3:12**
- reinstatement, **2:19**
- request for notice, **2:19**
- setting aside, **3:5**
- threat, **3:14**
- unconscionability, defense, **3:5**

FORGERY

- fraudulent conveyances, negligence liability of notary, **3:3**

FORMS

- consent for mortgage broker to fill in blanks, **2:13, 2:30**
- disclosures, mortgage broker, **2:13, 2:30**
- license applications
 - loan originator, **5:2**
- mortgage
 - banker, **5:1**
 - broker, **5:1**
- notice of substitution of trustee, **2:38**

FRAUD AND DECEIT

- Consumer Fraud Act, **2:11, 3:1**
- false advertising, **2:1**
- Fraudulent Advertising Practices Act, **2:1**
- lenders, fraud liability, incorrect payment, **3:6**

FRAUDULENT ADVERTISING PRACTICES ACT

- generally, **2:1**

FRAUDULENT CONVEYANCE

negligence liability of notary, **3:3**

FUTURE ADVANCES

see Liens

FUTURE FEES

Department of Financial Institutions Substantive Policy Statement MB-2 on future fees, **2:18**

HOMESTEADS

transfers, **2:21, 2:26**

IDENTITY

verification, **2:41**

INACTIVE LICENSE

request to reinstate, **2:24**

INSURANCE

discrimination, **2:22**

private mortgage insurance, **2:22**

refund of unearned premiums, **2:22**

tie-ins, **2:22, 2:36**

INTEREST

see Alternative Mortgage Transactions

adjustable rate mortgages, **2:2**

assumption of mortgage, **2:16**

escrows, **2:17**

late charges, **2:23**

legal rate of interest, **2:39**

lock-ins, **2:25**

percentile figure, policy statement, **3:7**

predatory lending laws, **2:28**

prepayment penalties, **2:29**

usury, generally, **2:39**

INTERNET

see Web Sites

INVESTIGATIONS

Arizona Attorney General, **2:14**

licensing, **1:2**

LATE CHARGES

generally, **2:23**

LEGISLATION

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

Consumer Credit Protection Act, **2:9, 2:13**

Consumer Fraud Act, **2:11, 3:1**

Emergency Economic Stabilization Act, renegotiation under, **3:18**

Fair Housing Law, **2:14**

Federal Depository Institutions Deregulation and Monetary Control Act, **2:6**

Fraudulent Advertising Practices Act, **2:1**

information sources, **4:1, 4:2**

Mortgage Broker Act

disclosures, **2:13**

licensing, **2:7**

Mortgage Broker Licensing Act, receipt of dual compensation, **2:32**

predatory lending laws, **2:28**

LEGISLATION—Cont'd

Real Estate Settlement Procedures Act, **2:9, 2:13**

Wet Settlement Act, **2:40**

LENDERS

see Mortgage Bankers

LICENSING

see Mortgage Banker

see Nationwide Mortgage Licensing System (NMLS)

generally, **1:2**

application forms

checklist, **5:1, 5:2**

individual loan originator, **5:2**

loan originator, **5:2**

mortgage

banker, **5:1**

broker, **5:1**

background investigations, **1:2**

bonds

mortgage

bankers, **2:24, 3:13**

brokers, **2:7**

branch office, **2:7, 2:24**

denial, **2:24**

Department of Financial Institutions Substantive Policy Statement, Mortgage Lending/Renewal Fees,
2:24, 5:3

education, **2:24**

exemptions

mortgage

bankers, **2:24**

brokers, **2:7**

experience, **1:2, 2:7**

explanatory notes, **1:1**

fees and charges, **2:24**

individual loan originator, **2:7, 2:24, 5:2**

lender. see Mortgage Banker

loan originators, **1:2, 2:7, 2:24, 5:2**

mortgage brokers, **1:2, 2:7, 2:24**

see Licensing

checklist, **5:1**

NMLS application form, **5:1**

mortgage recovery fund, **2:24**

pre-licensing education, **2:24**

qualifications

mortgage

bankers, **2:24**

brokers, **2:7, 2:24**

residence, **1:2, 2:7**

state specific requirements, **5:1, 5:2**

suspension, **2:24**

LIENS

future advances

generally, **2:20**

priority, **3:9**

homestead, **2:21, 2:26**

LIENS—Cont'd

priority, future loan advances, **3:9**
redemption rights, junior mortgages, **2:19**

LOAN MODIFICATION

servicing practices, **2:35**

LOAN ORIGINATORS

advertisements, **2:1**
alternative mortgage transactions, **2:2**
application
form, **5:2**
practices, **2:3**
attorney modifying loan or negotiating new loan, **2:35**
definitions, **2:24**
education, **2:24**
licensing, **1:2, 2:7, 2:24, 5:2**
loan modifiers, **2:35**
loan originator defined, **2:24**
NMLS, **2:24**
payment to Mortgage Recovery Fund, **2:24**
registered loan originator defined, **2:24**
supervision, **2:24**
unique NMLS identifier, **2:24**

LOAN SERVICING

see Servicing

LOCATION

change, **2:8**

LOCK-INS

interest rate, **2:25**

MANAGEMENT

change, **2:8**

MARITAL RIGHTS

see Processing
community debt liability, **3:11**
community property state, **1:2, 2:21, 2:26**
signature requirements, **2:21, 2:26**

MEDIATION

foreclosure mediation law, repeal, **2:19**

MORTGAGE BANKERS

advance fees, requirements, **2:18**
advertisements, **2:1**
assignment or transfer of license, **2:8**
bonds
generally, **2:24**
employee recovery of lost wages, **3:13**
definition, **2:24**
Department of Financial Institutions, Mortgage Industry Fee Schedule, **5:5**
Department of Financial Institutions Substantive Policy Statement MB-2, Mortgage Lending/Loan Agreements, **2:18, 5:4**
disclosures
generally, **2:9, 2:13**
referral fees, **2:32**

MORTGAGE BANKERS—Cont'd

- dual compensation prohibition, 2:32
- employee lost wages, 3:13
- fraud liability, incorrect payment, 3:6
- licensing
 - generally, 1:2, 2:8, 2:24
 - application form, 5:1
 - exempted entities, 2:7, 2:24
 - NMLS application form, 5:1
- pre-acceleration notice, 3:8
- record retention, 2:31
- referral fees, 2:32
- servicing requirements, 2:35
- surety bond, 2:24, 3:13

MORTGAGE BROKERS

- advance fees, requirements, 2:18
- advertisements, 2:1
- application, 5:1
- blanks, disclosures re right to fill in, 2:13, 2:30
- bonds, 2:7
- closing
 - disbursements, 2:9
 - disclosures, 2:7, 2:9
 - requirements, 2:9
- commingling fees, 2:18
- conduct, standards, 2:7
- definition of mortgage broker, 2:7
- Department of Financial Institutions, Mortgage Industry Fee Schedule, 5:5
- Department of Financial Institutions Substantive Policy Statement MB-2, Mortgage Lending/Loan Agreements, 2:18, 5:4
- disclosures
 - generally, 1:2
 - borrowers, 2:13
 - investors, 2:9, 2:13
 - predatory lending practices, 2:28
 - referral fees, 2:32
- dual compensation prohibition, 2:32
- exemptions, 2:7
- fiduciary duty, 3:16
- future fee, prohibition, 2:18
- loan servicing prohibition, 1:2, 2:35
- mortgage broker, definition, 2:7
- NMLS, 2:7, 2:24, 5:1
- qualifications, 2:7, 2:24
- referral fees, 2:32
- segregation of funds, 1:2
- servicing of loan, prohibition, 1:2, 2:35
- standards of conduct, 2:7
- supervision, 2:7
- surety bonds, 2:7

MORTGAGE GUARANTY INSURANCE COMPANY

- discrimination, 2:14
- insurance, 2:22
- tie-ins, 2:36

MORTGAGE MODIFICATION

statute of frauds, **3:19**

MORTGAGE RECOVERY FUND

licensing, **2:24**

NAME

change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

application for licensing, generally, **2:7, 5:1, 5:2**

forms

application for license, **5:1, 5:2**

checklists, **5:1, 5:2**

licensing, generally, **2:7, 2:24**

loan originators, application, **5:2**

mortgage

banker, application, **5:1**

broker, application, **5:1**

registered loan originator, **2:24**

Resource Center, **4:2**

unique identifier, **2:1, 2:24**

web site, **4:2**

NEGLIGENCE

notarizing forged signature, **3:3**

payoff of wrong loan, **3:15**

NMLS

see Nationwide Mortgage Licensing System and Registry (NMLS)

NOTARIES

fraudulent conveyances, negligence liability of notary, **3:3**

NOTICE

change of control, location, management or name, **2:8**

servicing, **2:37**

substitution of trustee, **2:38**

trustee's sale, **3:8, 3:10**

ORIGINATORS

see Loan Originators

PARTNERSHIP

licensing as mortgage broker, **2:24**

PAYOFF

generally, **2:33**

negligence, payoff of wrong loan, **3:15**

PREDATORY LENDING LAWS

generally, **2:28**

PRELIMINARY INJUNCTION

foreclosure threat, **3:14**

PREPAYMENT PENALTIES

generally, **2:29**

PRIORITY

future advances, **2:20**

PRIVATE RIGHT OF ACTION

consumer protection, **2:11**

PROCESSING

appraisals, **2:4**

discrimination, **2:14**

independent contractor loan processors, **2:24**

marital rights

community

debt liability, **3:11**

property state, **1:2, 2:21, 2:26**

negligence liability, notarizing forged signature, **3:3**

signature requirements

generally, **2:26**

negligence liability, notarizing forged signature, **3:3**

PUBLICLY AVAILABLE LOAN INFORMATION

advertisements, **2:1**

RECORDING

assignments, **2:5**

disbursement, mortgage brokers, **2:9**

releases, **2:33**

RECORD RETENTION

advertisements, **2:1**

computer or mechanical records, **2:31**

lawsuits filed against licensee, **2:31**

REFERRAL FEES

generally, **2:32**

REGISTERED LOAN ORIGINATOR

defined, **2:24**

REGISTRATION

appraisal management companies, **2:4**

REGULATORY AGENCIES

Attorney General

investigation of discriminatory housing practices, **2:14**

signatures of spouses on instruments, **2:26**

Department of Financial Institutions

address, **4:1**

adoption of subprime mortgage lending statement, **2:11, 2:28**

deceptive practices position, **2:11**

disclosures, **2:13**

investigation of license applicants, **2:24**

licensing, generally, **1:2, 2:7, 2:24**

Mortgage Industry Fee Schedule, **5:5**

nontraditional mortgage products guidance, adoption, **2:2**

request to reinstate inactive license, **2:24**

Substantive Policy Statement

MB-2, Mortgage Lending/Loan Agreements, **2:18, 5:4**

MB-4, Mortgage Lending/Renewal Fees, **2:24, 5:3**

telephone, **4:1**

web site, **4:1**

Financial Services Division, licensing, generally, **1:2**

REGULATORY AGENCIES—Cont'd

Office of Secretary of State

address, **4:1**

publications, **4:1**

telephone, **4:1**

web site, **4:1**

State Banking Department. see Department of Financial Institutions, above

Superintendent of Department of Financial Institutions

notification of change of control, location, management or name, **2:8**

records retention, **2:31**

REGULATORY INFORMATION SOURCES

Arizona Administrative Code, **4:1**

Arizona Administrative Register, **4:1**

Attorney General Opinions, **4:1**

mortgage regulators, **4:1**

NMLS, **4:2**

RELEASE

generally, **2:33**

RENEGOTIATION

Emergency Economic Stabilization Act, **3:18**

RESIDENCE

licensing, **2:7**

RESPONSIBLE INDIVIDUAL

change, **2:8**

REVERSE MORTGAGES

alternative mortgage transactions, **2:2**

disclosures, **2:13**

SECURITY INSTRUMENTS

see Deeds of Trust

alternative mortgage transactions, **2:2**

homestead, **2:21, 2:26**

marital rights

generally, **2:26**

negligence liability, **3:3**

mortgage, **2:34**

signature requirements

generally, **2:26**

negligence liability, notarizing forged signature, **3:3**

trustees, **2:38**

SEGREGATION OF FUNDS

mortgage brokers, **1:2**

SERVICING

assignments of mortgage, **2:5**

due-on-sale clauses, **2:16**

escrow agent, licensing as, **2:35**

escrows

generally, **2:17**

advance fees, **2:3, 2:18**

loan originators, generally, **2:35**

mortgage brokers, prohibition, **1:2, 2:35**

notice, **2:37**

SERVICING—Cont'd

- payoff, **2:33**
- practices, **2:35**
- releases, **2:33**
- requirements, lenders, **2:35**
- transfers, **2:37**

SETTING ASIDE

- foreclosure, **3:5**

SIGNATURE REQUIREMENTS

- see Documents

SOCIAL SECURITY NUMBERS

- restrictions on use, **2:41**

SOLICITATION

- consent to content, **2:1**

STANDARDS OF CONDUCT

- mortgage brokers, **2:7**

STATE BANKING DEPARTMENT

- see Regulatory Agencies

STATEMENT OF PAYOFF

- generally, **2:33**

STATUTE OF FRAUDS

- interests in real property, **3:19**

SUBPRIME MORTGAGE LENDING STATEMENT

- adoption by Department of Financial Institutions, **2:11, 2:28**

SUPERVISION

- loan originators, **2:24**
- mortgage brokers, **2:7**

SURETY BONDS

- appraisal management companies, **2:4**
- mortgage
 - bankers, **2:24, 3:13**
 - brokers, **2:7**

TIE-INS

- insurance, **2:22, 2:36**

TITLE COMPANIES

- see also Escrow Agents
- closing, **2:9**
- disbursement responsibilities, **3:4**
- document preparation, **2:15**

TITLE INSURANCE COMPANY

- releases, **2:33**

TOLL-FREE NUMBER

- record retention, **2:31**
- servicing practices, **2:35**

TRADE NAME

- advertisements, **2:1**

TRANSFERS

- actual notice to borrower, **2:37**
- assignments
 - generally, **2:5**
 - assignee rights, **2:41**
- assumption of mortgage, **2:6**
- foreclosure sales, **2:19**
- homesteads, **2:21, 2:26**
- servicing, **2:37**

TRUST DEEDS

- see Deeds of Trust

TRUSTEES

- actual notice of sale, **3:10**
- beneficiary, **2:38**
- fiduciary duty, **2:38**
- foreclosures, **2:19**
- power to sell, **2:38**
- pre-acceleration notice, honoring prior to trustee's sale, **3:8**
- qualifications, **2:38**
- successor/substitution, **2:38**

UNDERWRITING

- independent contractor loan underwriters, **2:24**

USURY

- generally, **2:39**

VOTING EQUITY

- change, **2:8**

WEB SITES

- Department of Financial Institutions, **4:1**
- NMLS, **4:2**
- Office of Secretary of State, **4:1**

WET SETTLEMENT ACT

- generally, **2:40**

WORDS AND PHRASES

- advertising, **2:1**
- compensation, **2:32**
- control, **2:8**
- directly or indirectly making, negotiating, or offering to make or negotiate, **2:24**
- escrow agents, **2:9**
- loan originator, **2:24, 2:35**
- mortgage
 - banker, **2:24**
 - banking loan, **2:24**
 - broker, **2:7**
- registered loan originator, **2:24**

WORKOUT NOTE

- deficiency judgments, **3:12**

Index

ADVERTISEMENTS

generally, **2:1**

ALTERNATIVE MORTGAGE TRANSACTIONS

generally, **2:2**

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

AMENDMENT

Fair Mortgage Lending Act Rules, **1:2**

ANNUAL AUDITED FINANCIAL STATEMENTS

licensing, **2:24**

APPLICATIONS

see Licensing

see Nationwide Mortgage Licensing System and Registry (NMLS)

branch offices, **2:24**

consumer protection, **2:3**

practices, **2:3**

APPRAISAL MANAGEMENT COMPANY

registration, **2:4**

APPRAISALS

generally, **2:4**

Appraiser Licensing and Certification Act, **2:4**

copies, **2:4**

fees, **2:18**

ASSIGNMENTS

generally, **2:5**

notice, **2:13, 2:35, 2:37**

ASSUMPTION OF MORTGAGE

generally, **2:6**

BRANCH OFFICE

designated branch manager, **2:24**

licensing, **2:24**

BREACH OF FINANCIAL PRIVACY

reporting, **2:24, 2:41**

BROKERS

see Mortgage brokers

CHANGE

cessation of business, **2:8**

consent of Securities Commissioner, **2:8**

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

notification, **2:8**

structure of organization, **2:8**

CLOSING

- document preparation, **2:15**
- fees and charges, **2:18**
- insurance, **2:22**
- marital rights, **2:26**
- plain English, **2:27**
- practices, **2:9**
- prohibited loan terms, **2:30**
- security instruments, **2:34**
- signature requirements, **2:26**
- usury, **2:39**
- Wet Settlement Act, **2:40**

CLOUD ON TITLE

- closing practices, **2:9**

COMMISSIONER

- see Securities Department and Commissioner

COMMITMENTS

- generally, **2:10**
- signed, written documents, **2:10**

CONDOMINIUM ASSOCIATION

- unpaid assessments, **1:2, 3:5**

CONSUMER PROTECTION

- see Disclosures
- see Fraud and Deceit
- applications, **2:3**
- credit report
 - generally, **2:3**
 - fees, **2:18**
- Deceptive Trade Practices Act, **2:1**
- discrimination, **2:14**
- Equal Consumer Credit Act, **2:14**
- escrows, **2:17**
- Fair Mortgage Lending Act, prohibited acts, **2:11**
- false advertising, **2:1**
- Home Loan Protection Act, **2:11, 2:28**
- insurance, **2:22**
- Personal Information Protection Act, **2:41**
- predatory lending laws, **2:28**
- tie-ins, **2:36**

CONTROL

- change, **2:8**

COUNSELING

- home ownership, **2:28**

CREDIT

- commitments, **2:10**

CREDIT REPORT

- see Consumer Protection

DAMAGES

- predatory lending practices, **2:28**

ARKANSAS INDEX

DECEPTIVE TRADE PRACTICES ACT

generally, **2:1**

DEEDS OF TRUST

generally, **2:34**

trustees, **2:38**

DEFICIENCY JUDGMENTS

see Foreclosures

DEFINITIONS

see Words and Phrases

DILIGENCE

financial privacy, **2:41**

DISCLOSURE

affiliated business arrangements, referral fees, **2:32**

consumer protection, generally, **2:13**

credit reports, **2:3**

financial privacy, unauthorized breach, **2:41**

personal information, protection from unauthorized disclosure, **1:2**

predatory lending practices, **2:28**

private mortgage insurance, **2:22**

requirements, **2:13**

DISCRIMINATION

generally, **2:14**

private right of action, **2:14**

DIVORCE

homestead rights, **3:1**

DOCUMENTS

see Deeds of Trust

see Security Instruments

closing documents, **2:9**

commitments, **2:10**

electronic records, **2:31, 2:41**

examination, **2:31**

homestead, **2:21, 2:26, 3:1**

marital rights, **2:26, 3:1**

plain English, **2:27**

preparation, **2:15**

prohibited loan terms, **2:30**

record retention, **2:31**

release, **2:33**

signature requirements, **2:26**

trustees, **2:38**

DUE-ON-SALE CLAUSES

generally, **2:16**

EDUCATION

continuing education, **2:24**

pre-licensing education, **2:24**

EMPLOYEE

change in status, **2:8**

licensing, **2:24**

EQUAL CONSUMER CREDIT ACT

generally, **2:14**

ESCROWS

servicing, **2:17, 2:35**

EXEMPTIONS

licensing, **2:24**

EXPERIENCE

licensing, **2:24**

managing principal, **2:24**

FAIR MORTGAGE LENDING ACT

licensing of mortgage brokers, generally, **2:7**

FAX FEE

payoff, **2:33, 2:35**

payoff statement, **3:4**

FEES AND CHARGES

appraisals, **2:18**

attorneys, **2:15, 2:18**

credit report, **2:18**

deficiency judgments, **2:12**

fax fee, **2:33, 2:35, 3:4**

insurance, **2:22**

late charges, **2:23**

licensing, **2:24**

nonsufficient funds, **2:18**

prepayments, **2:18, 2:29**

referral fees, **2:32**

refinancing, **2:18**

servicing, **2:35**

title insurance charges, **2:18**

usury, **2:18**

voluntary payment, **2:33**

FINANCIAL PRIVACY

duty of licensee, **2:24, 2:41**

FINANCIAL SERVICES

tie-ins, **2:36**

FINANCIAL STATEMENTS

licensing, **2:24**

FIRST STATE BANK V. METRO DISTRICT CONDOMINIUMS

foreclosure, effect on unpaid assessments, **1:2, 3:5**

FORECLOSURES

authorized parties, **2:19**

condominium association unpaid assessments, **1:2, 3:5**

cure of default, **2:19**

deficiency judgments, **2:12**

fees and charges, **2:12**

nonjudicial foreclosure following default, **3:2**

non-judicial procedures, **2:19**

notice of default and intention to sell, **2:19**

power of sale, **2:19**

procedures, **2:19**

FORECLOSURES—Cont'd

- recording, **2:19**
- redemption, **2:19**
- Statutory Foreclosure Act, **2:19**

FORMS

- bankers, **5:1**
- loan officer, **5:2**
- mortgage
 - banker, **5:1**
 - broker, **5:1**
 - combination broker, banker, and/or servicers, **5:1**
- NMLS requirements checklists, **5:1, 5:2**
- servicer, **5:1**

FRAUD AND DECEIT

- advertisements, **2:1**
- Deceptive Trade Practices Act, **2:1**

FUTURE ADVANCES

- generally, **2:20**

GARN-ST. GERMAIN DEPOSITORY INSTITUTIONS ACT

- due-on-sale clauses, **2:16**

HIGH COST HOME LOAN

- fees and charges, **2:18**

HIGH-COST HOME LOANS

- predatory lending practices, **2:28**

HOME LOAN PROTECTION ACT

- predatory lending practices, **2:28**

HOME OWNERSHIP COUNSELING

- predatory lending, **2:28**

HOMESTEAD

- see Liens
- Constitutional provisions, **2:21**
- conveyance, **2:21**
- marital rights, **2:26**

INSURANCE

- approvals, **2:22**
- binders, **2:22**
- Fair Mortgage Lending Act, force-placed insurance, **2:22**
- financing of credit insurance premiums, **2:28**
- mortgagee not named in policy, **3:3**
- notice to borrower, **2:22**
- private mortgage insurance, **2:22**
- refund of unearned premiums, **2:22**
- tie-ins, **2:36**

INTEREST

- discount points, **2:39**
- Federal Depository Institutions Deregulation and Monetary Control Act, **2:39**
- late charges, **2:23**
- lock-ins, **2:25**
- predatory lending practices, **2:28**
- prepayment, **2:29**

INTEREST—Cont'd

usury, generally, **2:39**

LATE CHARGES

generally, **2:23**

LEGISLATION

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

Appraisal Management Company Registration Act, **2:4**

Appraiser Licensing and Certification Act, **2:4**

Deceptive Trade Practices Act, **2:1**

Equal Consumer Credit Act, **2:14**

Fair Mortgage Lending Act and Rules

generally, **1:1, 1:2**

consumer protection, **2:11**

disclosures, **2:13**

escrows, **2:17**

exemptions, **2:24**

false advertising, **2:1**

financial privacy protection, **2:41**

force-placed insurance, **2:22**

licensing, generally, **2:24**

prepayment, **2:29**

record retention requirements, **2:31**

release and payoff, **2:33**

Rules (effective February 9, 2014), **5:3**

Federal Depository Institutions Deregulation and Monetary Control Act, usury, **2:39**

Federal SAFE Act, **1:2**

Garn-St. Germain Depository Institutions Act, **2:16**

Home Loan Protection Act

generally, **1:2**

consumer protection, **2:11**

predatory lending, **2:28**

information sources, **4:1**

Personal Information Protection Act, **2:41**

predatory lending laws, **2:28**

Reverse Mortgage Protection Act, **2:2**

Statutory Foreclosure Act, **2:19**

Uniform Real Property Electronic Recording Act, **2:41**

Wet Settlement Act, **2:40**

LENDERS

see Mortgage bankers

LICENSING

annual audited financial statements, **2:24**

annual mortgage activity report, **2:24**

application

generally, **2:24**

branch office, **2:24**

combination broker, banker, and/or servicers, **5:1**

loan officer, **5:2**

mortgage banker, **5:1**

mortgage broker, **5:1**

NMLS requirements checklist, **5:1**

servicer, **5:1**

branch offices, **2:24**

LICENSING—Cont'd

- changes, notification, **2:8**
- definitions, **2:24**
- designation of managing principal, **2:24**
- education, **2:24**
- exemptions, **2:24**
- experience, **2:24**
- fees and charges, **2:24**
- loan
 - modification services supervisor, **2:24**
 - modifiers, **2:24**
 - officers, **1:2, 2:7, 2:24**
 - servicers, **2:24**
- managing principal, **2:24**
- manufactured home retailer, **2:24**
- modification of loans, **1:2**
- mortgage
 - bankers, **1:2, 2:24, 5:1**
 - brokers, **5:1**
 - brokers, generally, **1:2, 2:24**
- Nationwide Mortgage Licensing System and Registry (NMLS)
 - see Nationwide Mortgage Licensing System and Registry (NMLS)
- net worth, **2:24**
- organizational and governance documents, **2:24**
- originators, **1:2**
- renewal, **2:24**
- requirements, **2:24**
- residential and employment history of applicant, **2:24**
- securities, **2:24**
- servicers, **1:2, 2:24, 2:35**
- surety bond, **2:24, 5:1, 5:2**
- web sites
 - NMLS, **4:2**
 - Securities Department and Commissioner, **4:1**

LIENS

- definition of mortgage loan, **2:24**
- divorce, effect, **3:1**
- future advances, **2:20**
- homestead
 - generally, **2:21**
 - divorce, effect, **3:1**

LOAN BROKERS

- see Mortgage brokers

LOAN MODIFICATION

- licensing, **1:2, 2:24**

LOAN MODIFICATION SERVICES

- licensing of supervisor, **2:24**

LOAN OFFICER

- change, notice, **2:8**
- defined, **2:7, 2:24**
- education, **2:24**
- licensing, **2:24**
- NMLS requirements checklists, **5:2**

LOAN SERVICING

see Servicing

LOCATION

change, **2:8**

LOCK-INS

interest rate, **2:25**

MANAGEMENT

change, **2:8**

experience, **2:24**

MANAGING PRINCIPAL

change, **2:8**

designation, **2:24**

MANUFACTURED HOME RETAILER

licensing, **2:24**

MARITAL RIGHTS

generally, **2:26**

liens, divorce, effect, **3:1**

MORTGAGE BANKERS

defined, **2:24**

definition of mortgage banker, **2:24**

financial reports, **2:24**

insurance, **2:22**

licensing, **1:2, 2:24, 5:1**

NMLS requirements checklists, **5:1**

record retention, **2:31**

referral fees, **2:32**

tie-ins, **2:36**

trustees, **2:38**

MORTGAGE BROKERS

advertisements, **2:1**

definition, **2:7**

definition of mortgage broker, **2:24**

licensing, **1:2, 2:24**

NMLS requirements checklists, **5:1**

records retention, **2:31**

referral fees, **2:32**

solicitation of loan, **2:24**

tie-ins, **2:36**

MORTGAGE COMPANIES

advertisements, **2:1**

MORTGAGE LOAN

defined, **2:24**

MORTGAGE REGULATORS

See Securities Department and Commissioner

MORTGAGE SERVICER

defined, **2:24**

NAME

change, **2:8**

ARKANSAS INDEX

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- applications, **2:24**
 - forms
 - banker, **5:1**
 - combination broker, banker, and/or servicers, **5:1**
 - loan officer, **5:2**
 - mortgage broker, **5:1**
 - NMLS requirements checklists, **5:1, 5:2**
 - servicer, **5:1**
 - licensing, generally, **2:24**
 - loan officer, **5:2**
 - practices, **2:3**
- licensing, generally, **2:24**
- quarterly reports, **2:31**
- requirements checklist, **5:1, 5:2**
- Resource Center, **4:2**
- web site, **4:2**

NON-JUDICIAL FORECLOSURE

- procedures, **2:19**
- timeliness of notice of default, **3:2**

NONSUFFICIENT FUNDS

- fees, **2:18**

NONTRADITIONAL MORTGAGE PRODUCT

- alternative mortgage transactions, **2:2**
- subprime mortgage lending policy statement, **2:28**

NOTICE

- assignment, **2:13, 2:35, 2:37**
- change of control, location, management, or name, **2:8**
- credit reports, **2:3**
- default and intention to sell, **2:19**
- foreclosure
 - generally, **2:19**
 - notice of default, **3:2**
- satisfaction of indebtedness, **2:33**
- transfer of servicing, **2:37**

ORGANIZATIONAL AND GOVERNANCE DOCUMENTS

- licensing, **2:24**

ORIGINATORS

- advertisements, **2:1**
- application practices, **2:3**
- licensing, **1:2**
- referral fees, **2:32**
- tie-ins, **2:36**

PAYMENT

- see Prepayment penalties

PAYOFF

- generally, **2:33**
- fax fee, **3:4**

PENALTY

- prepayment, **2:29**

PERSONAL INFORMATION

protection from unauthorized disclosure, **1:2**

PREDATORY LENDING

high-cost home loan, **2:28**

laws to control, **2:28**

subprime mortgage lending policy statement, **2:28**

PREPAYMENT PENALTIES

generally, **2:29**

fees and charges, **2:18**

PRIORITY

future advances, **2:20**

PRIVACY

financial privacy, **2:24, 2:41**

personal information, protection from unauthorized disclosure, **1:2**

PRIVATE RIGHT OF ACTION

discrimination, **2:14**

PROCESSING

appraisals, **2:4**

discrimination, **2:14**

marital rights, **2:26**

signature requirements, **2:26**

RECORDING

assignments, **2:5**

electronic records, **2:31, 2:41**

foreclosures, **2:19**

notice of default, **2:19**

records retention requirement, **2:31**

redemption, **2:19**

releases, **2:33**

REFERRAL FEES

generally, **2:32**

REFINANCING

fees and charges, **2:18**

REGISTRATION

see Licensing

appraisal management company, **2:4**

REGULATION

see Securities Department and Commissioner

NMLS, **4:2**

RELEASE

generally, **2:33**

RENEWAL

licensing, **2:24**

REPORTING

breach of financial privacy, **2:24, 2:41**

credit reports, **2:3**

financial reports, **2:24**

mortgage broker annual activity report, **2:24**

REVERSE MORTGAGE LOANS

alternative mortgage transactions, **2:2**

REVERSE MORTGAGE PROTECTION ACT

alternative mortgage transactions, **2:2**

SATISFACTION AFFIDAVIT

release and payoff, **2:33**

SECURITIES DEPARTMENT AND COMMISSIONER

address, **4:1**

adoption of subprime mortgage lending statement, **2:28**

authority, **1:2**

breach of financial privacy, notification, **2:41**

consent to change in control, **2:8**

escrows, accounting, **2:17, 2:35**

examination of books and records, **2:31**

Fair Mortgage Lending Rules (effective February 9, 2014), **1:2, 5:3**

licensing, generally, **2:24**

mortgage brokers, licensing, **2:7**

notice of breach of financial privacy, **2:41**

notification of change of control, location, management, or name, **2:8**

record retention, **2:31**

regulator, generally, **1:2**

telephone number, **4:1**

web site of Department, **4:1**

SECURITY INSTRUMENTS

see Deeds of Trust

electronic signatures, **2:41**

future advances, **2:20**

homestead, **2:26**

marital rights, **2:26**

power of sale clause, **2:19**

prohibited loan terms, **2:30**

signature requirements, **2:26**

trustees, **2:38**

types, **2:34**

SEGREGATION OF FUNDS

escrows, **2:17**

SERVICING

due-on-sale clauses, **2:16**

escrow payments, **1:2**

licensing, **1:2, 2:24, 5:1**

mortgage servicer defined, **2:24**

NMLS requirements checklists, **5:1**

payment instructions, **2:35**

payoff, **2:33**

practices, **2:35**

record retention, **2:31**

releases, **2:33**

transfers, **2:37**

SIGNATURES

commitments, **2:10**

electronic signatures, **2:41**

SIGNATURES—Cont'd

marital rights, **2:26**

SOCIAL SECURITY NUMBERS

financial privacy, **2:24, 2:41**

SOLICITATION OF LOAN

mortgage brokers, **2:24**

STATUTORY FORECLOSURE ACT

generally, **2:19**

SUBPRIME MORTGAGE LENDING

adoption of Statement, **2:28**

SUPREME COURT DECISION

condominium association unpaid assessments, **1:2, 2:19, 3:5**

nonjudicial foreclosure following default, **3:2**

SURETY BOND

licensing, **2:24, 5:1, 5:2**

TIE-INS

consumer protection, **2:36**

TIMELINESS

deficiency judgments, **2:12**

TITLE INSURANCE

fees and charges, **2:18**

TRANSFERS

assignments, **2:5**

assumption of mortgage, **2:6**

due-on-sale clauses, **2:16**

federal provisions, transfer of servicing, **2:37**

Garn-St. Germain Depository Institutions Act, **2:16**

homestead, **2:21, 2:26, 3:1**

marital rights, **2:26, 3:1**

servicing, **2:37**

TRUST DEEDS

see Deeds of Trust

TRUSTEES

eligibility, **2:38**

UNDERWRITING

alternative mortgage transactions, **2:2**

appraisals, **2:4**

commitments, **2:10**

discrimination, **2:14**

insurance, **2:22**

USURY

generally, **2:39**

WEB SITES

NMLS, **4:2**

Securities Department and Commissioner, **4:1**

WET SETTLEMENT ACT

closing, **2:40**

ARKANSAS INDEX

WORDS AND PHRASES

- control, **2:8**
- high-cost home loan, **2:28**
- loan officer, **2:7, 2:24**
- mortgage
 - banker, **2:24**
 - broker, **2:7, 2:24**
 - loan, **2:24**
 - servicer, **2:24**

WRITTEN INSTRUMENTS

- commitments, **2:10**

Index

ADVERTISEMENTS

- false, **2:1**
- foreclosure notices, **2:19**
- record retention, **2:31**

ALTERNATIVE MORTGAGE TRANSACTIONS

- generally, **2:2**
- Alternative Mortgage Transaction Parity Act of 1982, **2:2**
- balloon mortgages, Consumer Equity Protection Act, **2:28**
- reverse mortgages, **2:2**

ANTI-PREDATORY LENDING LAW

- Consumer Equity Protection Act, **2:11, 2:13, 2:28**

APPLICATIONS

- false statements, **2:41**
- fees, broker duties, **2:7**
- practices, **2:3**
- supervised lenders license, **2:24**

APPRAISALS

- generally, **2:4**

ASSIGNMENTS

- generally, **2:5**

ASSUMPTION OF MORTGAGE

- generally, **2:6**
- prepayment, **2:29**

ATTORNEY GENERAL

- Consumer Credit Code, **5:6**
- Consumer Equity Protection Act, **2:28**
- foreclosure, lender or servicer violation, **2:19**
- loan primarily secured by interest in land, memo, **5:6**
- real estate loans memo, **5:6**

ATTORNEY'S FEES

- prohibited loan terms, **2:30**

BAIT AND SWITCH

- advertisement of interest rate, **2:1**

BALLOON MORTGAGES

- Consumer Equity Protection Act, **2:28**

BANKERS

- see Mortgage Bankers

BIDDING

- foreclosures, **2:12**

BONDS

- supervised lender, **2:24**

BROKERS

see Mortgage Brokers
see Mortgage Loan Originators

CERTIFICATION

appraisers, **2:4**

CHANGE

control, **2:8**
location, **2:8**
management, **2:8**
name, **2:8**
notice to Administrator of Consumer Credit, **2:8**

CLOSING

deceptive trade practices, **2:11**
disclosures, **2:13**
document preparation, **2:15**
fees and charges, **2:18, 2:40**
good funds law, **2:40**
insurance, **2:22**
marital rights, **2:26**
plain English, **2:27**
practices, **2:9**
signature requirements, **2:26**
tax withholding, **2:41**
Wet Settlement Act, **2:40**

COLLECTIONS

intentional infliction of emotional distress, **3:4**
servicing, **2:41**

COMMITMENTS

generally, **2:10**

CONFESSION OF JUDGMENT

prohibited loan terms, **2:30**

CONSUMER FINANCIAL PROTECTION BUREAU

foreclosures, **2:19**

CONSUMER PROTECTION

see Disclosures
see Fraud and Deceit
advertisements, **2:1**
closing, **2:40**
Consumer Credit Code. see Legislation
Consumer Equity Protection Act. see Legislation
Consumer Financial Protection Bureau, foreclosures, **2:19**
credit insurance, **2:22**
credit score information, **2:41**
deceptive trade practices, **2:11**
discrimination, **2:14**
escrow accounts, **2:17**
good
 faith estimates, **2:18**
 funds law, **2:40**
high-cost mortgage loans, **2:11, 2:13, 2:28**
tie-ins, **2:22, 2:36**

COLORADO INDEX

CONSUMER PROTECTION—Cont'd

Uniform Consumer Credit Code. see Legislation

CONTROL

change, **2:8**

COPIES

appraisals, **2:4**

CREDIT ACCIDENT AND HEALTH INSURANCE

tie-ins, **2:36**

CREDIT LIFE INSURANCE

tie-ins, **2:36**

CREDIT SCORE

copy to consumer, **2:41**

insurance, **2:22**

CRIMINAL OFFENSE

fraud in obtaining property or services, **2:41**

CURE OF DEFAULT

foreclosures, **2:19**

DEED OF TRUST

forged release request, **3:2**

DEEDS OF TRUST

see Trustees

generally, **2:34**

assignments, **2:5**

closing, **2:9**

master form, **2:41**

satisfaction of lien, **2:33**

DEFICIENCY JUDGMENTS

see Foreclosures

DEFINITIONS

see Words and Phrases

DISCIPLINARY ACTIONS AND FINES

licensing violations, **2:7**

mortgage loan originators, **2:7**

DISCLOSURES

Colorado Tangible Net Benefit Disclosure Form, **2:13, 5:7**

consumer

caution, predatory lending practices, **2:28**

protection, **2:11**

Consumer Credit Code, **2:13**

Consumer Equity Protection Act, **2:13, 2:28**

dual status disclosure, **2:13**

fees and charges, **2:18**

foreclosures, **2:19**

form, **5:5, 5:7**

good faith estimates, **2:18**

high-cost mortgage loans, **2:13, 2:28**

interest only payment, **2:13**

loan modification, **2:13**

lock-ins, **2:13, 2:25, 5:5**

DISCLOSURES—Cont'd

- negative amortization payment, **2:13**
- prepayment penalties, **2:28**
- refinance loans, **2:13**
- servicers, **2:35**
- Tangible Net Benefit disclosure form, **2:13, 5:7**
- third-party provider fees and charges, **2:18**
- trust account, **2:13**

DISCRIMINATION

- generally, **2:14**

DOCUMENTS

- see Deeds of Trust
- see Release and Payoff
- see Security Instruments
- assignments, **2:5**
- attorney's fees, **2:30**
- commitments, **2:10**
- credit agreements, **2:10**
- loan term guarantees, **2:13**
- marital rights, **2:26**
- master forms, **2:41**
- plain English, **2:27**
- preparation, **2:15**
- prohibited loan terms, **2:30**
- record retention, **2:31**
- signature requirements, **2:26**

DUAL STATUS

- disclosure form, **5:5**

DUAL TRACKING

- foreclosure while negotiating loan modification, **2:19**

DUE-ON-SALE CLAUSES

- generally, **2:16**

EMOTIONAL DISTRESS

- damages, **3:1**
- intentional infliction, **3:4**

ESCROWS

- see Servicing

EXEMPTIONS

- homesteads, **2:21**
- licensing, **2:7, 2:24**

EXTORTION

- collection, **2:41**

FEES AND CHARGES

- see Prepayment Penalties
- advance fees, **2:18**
- applications, **2:3**
- attorneys, **2:18**
- closing, **2:18, 2:40**
- Consumer Credit Code limitations, **2:18**
- disclosure, **2:18**

FEES AND CHARGES—Cont'd

- escrow accounts, **2:18**
- late charges, **2:18, 2:23, 2:35**
- licensing, **2:24**
- limitations, **2:18**
- loan fees, **2:18**
- purchase money first mortgage loans, **2:18**
- referral fees, **2:32**
- settlement services, **2:40**
- transfer fee covenants, **2:41**
- Wet Settlement Act, **2:40**

FORECLOSURE CONSULTANTS

- agreements, **2:19**

FORECLOSURES

- Act Concerning Residential Foreclosures, Requiring a Single Point of Contact and Prohibiting Dual Tracking, **2:19**
- bidding, **2:12**
- consultants, **2:19**
- Consumer Financial Protection Bureau, **2:19**
- deed
 - public trustee's sale, statutory form, **5:3**
 - sheriff's sale, statutory form, **5:4**
- deficiency judgments, **2:12**
- disclosure, **2:19**
- dual tracking, **2:19**
- fees, **2:19**
- Foreclosure Protection Act, **1:2**
- forms of deed
 - public trustee's sale, **5:3**
 - sheriff's sale, **5:4**
- limitation of action, **2:19**
- loss mitigation representative of lender, **2:19**
- notice of default to all liable persons, **2:19**
- priority, **2:19**
- procedures, **2:19**
- public trustees, **2:19**
- redemption, **2:19**
- state Hotline, **2:19**
- statute of limitations, **2:19**
- trustees, **2:19**

FORGERY

- release request, **3:2**

FORMS

- Colorado Tangible Net Benefit Disclosure Form, **2:13, 5:7**
- dual status disclosure form, **2:13, 5:5**
- foreclosures
 - deed, public trustee's sale, statutory, **5:3**
 - deed, sheriff's sale, **5:4**
- loan modification agreement, **5:5**
- master forms
 - deed of trust, **2:41**
 - mortgage, **2:41**

FORMS—Cont'd

- mortgage
 - broker disclosure forms, **5:5**
 - company registration, NMLS, **5:2**
 - loan originator
 - compensation disclosure form, **5:5**
 - disclosure form, **5:7**
 - license application, NMLS, **5:1**
 - suggested forms, DORA web site, **2:13**
 - Tangible Net Benefit disclosure form, **2:13, 5:7**

FRAUD AND DECEIT

- appraisals, **2:4**
- deceptive trade practices, **2:11**
- false advertising, **2:1**
- financial statement, false, **2:41**
- Identity Theft and Financial Fraud Deterrence Act, **1:2**

FUTURE ADVANCES

- generally, **2:20**

GUARANTEE

- loan terms, **2:25**

HIGH-COST MORTGAGE LOANS

- consumer protection, **2:11, 2:13, 2:28**

HOME OWNERSHIP EQUITY AND PROTECTION ACT

- predatory lending practices, **2:28**

HOMESTEADS

- exemptions, **2:21**
- transfers, **2:26**

IDENTITY THEFT

- Identity Theft and Financial Fraud Deterrence Act, **1:2**

IMPROVEMENTS

- liens, **2:41**

INSURANCE

- credit, **2:22**
- credit score, **2:22**
- hazard insurance, **2:22**
- private mortgage insurance, **2:22**
- prohibitions, **2:22**
- tie-ins, **2:36**

INTEREST

- see Alternative Mortgage Transactions
- see Prepayment Penalties
- assumption of mortgage, **2:6**
- bait and switch advertisement, **2:1**
- escrows, **2:17**
- high-cost mortgage loans, **2:11, 2:13, 2:28**
- late charges, **2:18, 2:23**
- lock-ins, **2:25**
- usury, generally, **2:39**

INTEREST ONLY PAYMENT

- disclosure, **2:13**

LATE CHARGES

generally, **2:18, 2:23**
Consumer Credit Code, **2:23**

LEGISLATION

Act Concerning Residential Foreclosures, Requiring a Single Point of Contact and Prohibiting Dual Tracking, **2:19**

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

Consumer Credit Code

see Attorney General

generally, **1:1**

application for license, **2:24**

consumer loan regulation, **2:11**

disclosures, **2:13**

fees and charges, **2:18**

finance charge limitations, **2:39**

insurance, **2:22**

late charges, **2:23**

licensing, **2:24**

maximum finance charges, **2:39**

prepayment, **2:29**

prohibited loan terms, **2:30**

real estate loans, **1:2, 5:6**

record retention, **2:31**

usury, **2:39**

Consumer Equity Protection Act

generally, **2:11, 2:28**

consumer protection, **2:11**

disclosures, **2:13**

Consumer Protection Act

advertisements, **2:1**

deceptive trade practices, **2:11**

Credit Insurance Act, **2:22**

Deceptive Trade Practices Act, **2:11**

Depository Institutions Deregulation and Monetary Control Act, usury, **2:39**

federal preemption

assumption of mortgage, **2:6**

Consumer Equity Protection Act, **2:28**

due-on-sale clauses, **2:16**

transfers of servicing, **2:37**

usury, **2:39**

Foreclosure Protection Act, **1:2, 2:13, 2:19**

Home Ownership Equity and Protection Act, **2:28**

Identity Theft and Financial Fraud Deterrence Act, **1:2, 2:24**

information sources, **4:2**

Mortgage Broker Licensing Act, **2:7**

Mortgage Company Registration Act, **1:2, 2:24**

Mortgage Loan Originator Licensing Act, **1:2, 2:24**

disclosures, **2:13**

National Affordable Housing Act of 1990, transfers of servicing, **2:37**

predatory lending laws, **2:28**

Reverse Mortgages Act, **2:2**

Truth in Lending Act, **2:28**

Uniform Consumer Credit Code. Consumer Credit Code, above

Wet Settlement Act, **2:40**

LENDERS

see Mortgage Bankers

LICENSING

appraisers, **2:4**

disciplinary actions and fines, **2:7**

Division of Real Estate, **2:7**

education, **2:7**

exemptions

generally, **2:7, 2:24**

fees, **2:24**

lenders, **2:24**

loan modifiers, **2:24, 2:35**

mortgage

brokers, **2:7**

loan

modifiers, **2:24, 2:35**

originator, **2:7, 5:1**

Mortgage Loan Originator Licensing Act, **2:24**

registration of mortgage loan companies, **2:24**

renewal, **2:7, 2:24**

state-licensed loan originator, **2:7**

supervised lenders

generally, **2:24**

surety bond, **2:24**

LIENS

assignments of wages, **2:30**

future advances, **2:20**

homesteads, **2:21, 2:26**

improvements, **2:41**

satisfaction of mortgage or deed of trust lien, **2:33**

LOAN MODIFICATION

agreement form, **5:5**

disclosures, **2:13**

dual tracking, **2:19**

licensing

generally, **2:24**

mortgage loan originator, **2:35**

transfer of servicing, acceptance of modification, **2:37**

use of contract, **2:24**

LOAN SERVICING

see Servicing

LOCATION

change, **2:8**

LOCK-INS

disclosures, **2:13, 5:5**

form, **5:5**

interest rate, **2:25**

LOSS MITIGATION REPRESENTATIVE

foreclosures, **2:19**

MANAGEMENT

change, **2:8**

COLORADO INDEX

MARITAL RIGHTS

see Processing

MASTER FORMS

deed of trust, **2:41**

mortgage, **2:41**

MEMO

loan primarily secured by interest in land, **5:6**

MORTGAGE BANKERS

advertisements, **2:1**

appraisal report, copies of, **2:4**

foreclosure, complaint, **2:19**

guarantee of any term of loan, disclosure, **2:13**

licensing, **2:24**

loss mitigation representative, **2:19**

record retention, **2:31**

referral fees, **2:32**

registration by Division of Real Estate, **4:1**

releases, duties, **2:33**

supervised lenders, **2:24**

tie-ins, **2:36**

MORTGAGE BROKERS

see Mortgage Loan Originators

advertisements, **2:1**

definition, **2:7**

disclosures

forms, **5:5**

escrow accounts, **2:7**

fees and charges, **2:18**

good faith and fair dealing, **2:13**

licensing, **2:7, 2:24, 5:1**

Mortgage Broker Licensing Act, **2:7**

real estate broker and mortgage loan originator, dual status disclosure form, **5:5**

record retention, **2:31**

referral fees, **2:32**

MORTGAGE COMPANY

advertising, **2:1**

definition, **2:24**

form for registration, **5:2**

Mortgage Company Registration Act, **2:24**

NMLS registration, **2:24**

record retention, **2:31**

registration, **1:2, 5:2**

MORTGAGE LENDERS

see Mortgage Bankers

MORTGAGE LOAN ORIGINATORS

advertisements, **2:1**

Colorado Tangible Net Benefit Disclosure Form, **2:13, 5:7**

contact information, update to Division of Real Estate, **2:8**

definitions, **2:7, 2:24**

disciplinary actions and fines, **2:7**

MORTGAGE LOAN ORIGINATORS—Cont'd

- disclosures
 - generally, **2:13**
 - forms, **5:7**
- Division of Real Estate
 - contact information, update to, **2:8**
- DORA web site, **1:2**
- fees and charges, **2:18**
- good faith and fair dealing, **2:7, 2:11**
- licensing
 - generally, **2:7, 2:24, 5:1**
 - DORA web site, **1:2**
- loan modification contract, **2:13**
- lock-in disclosure, **2:25**
- mortgage brokers, **2:7**
- Mortgage Loan Originator Licensing Act, **2:24**
- NMLS contact information, update to, **2:8**
- pre-license education, **2:7**
- prepayment, **2:29**
- reasonable inquiry into financial status, **2:13**
- record retention, **2:31**
- referral fees, **2:32**
- state-licensed loan originator, **2:7**
- surety bond, **2:7**
- tangible net benefit disclosure, **1:2**
- tie-ins, **2:36**
- written contracts, **2:10**

NAME

- change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- forms
 - mortgage
 - company registration, **5:2**
 - loan originator license application, **5:1**
- licensing, generally, **2:24**
- mortgage
 - company, NMLS registration, **2:24**
 - loan originators contact information, update, **2:8**
- Resource Center, **4:2**
- state-licensed loan originator, **2:7**
- update responsibility, **2:8**
- web site, **4:2**

NEGATIVE AMORTIZATION PAYMENT

- disclosure, **2:13**

NEGLIGENCE

- servicing, **3:1**

NONRESIDENTS

- tax withholding, **2:41**

NONTRADITIONAL MORTGAGE PRODUCTS

- advertisements, **2:1**

NOTICE

- foreclosures, **2:19**

NOTICE—Cont'd

- mortgage loan originators, updated contact information, **2:8**
- predatory lending, consumer caution, **2:28**
- supervised lenders, notice of change in location to Consumer Credit Office, **2:8**

OPEN-END ADVANCE CLAUSES

- enforcement, **2:20**

OPTIONAL ADVANCES

- priority, **2:20**

ORIGINATORS

- see Mortgage Loan Originators

PAYOFF

- generally, **2:33**
- public trustee, **2:33**
- statement, **2:33**

PENALTIES

- see Prepayment Penalties
- Consumer Equity Protection Act, violations, **2:28**

PREDATORY LENDING LAW

- Consumer Equity Protection Act, **2:11, 2:13, 2:28**

PREEMPTION

- federal preemption. See Legislation

PREPAYMENT

- generally, **2:29**
- assumption of mortgage, **2:29**

PREPAYMENT PENALTIES

- generally, **2:28**

PRIORITY

- foreclosures, **2:19**
- optional advances, **2:20**

PROCESSING

- discrimination, **2:14**
- marital rights, **2:26**
- signature requirements, **2:26**

PUBLICATION

- foreclosure notices, **2:19**

REASONABLE INQUIRY

- clarification by Division of Real Estate, **2:11**
- mortgage loan originators, reasonable inquiry into financial status, **2:13**

RECORDING

- assignments, **2:5**
- declaration of conveyance, **2:41**
- future advances, **2:20**
- homesteads, transfers, **2:26**
- releases, **2:33**
- servicer duties, **2:33**

REFERRAL FEES

- generally, **2:32**

REFINANCED LOANS

disclosures, **2:13**
high-cost home loans, **2:28**

REFINANCE PROMISE

statute of frauds, **3:3**

REGISTRATION

mortgage
bankers, **4:1**
company
generally, **1:2**
registration forms, **5:2**
Mortgage Company Registration Act, **2:24**

REGULATORY AGENCIES

see Attorney General
Consumer Credit Office, notice of change of location, **2:8**
Consumer Financial Protection Bureau, foreclosures, **2:19**
Division of Real Estate
generally, **1:1**
address, **4:1**
administration of Licensing Act, **1:2**
advertising, **2:1**
consumer protection, **2:11**
disclosures, **2:13**
dual status disclosure form, **5:5**
licensing, **2:7**
loan modification agreement, **5:5**
lock-in disclosure form, **5:5**
mortgage
companies registration, **2:24**
loan originator compensation disclosure form, **5:5**
mortgage loan originators contact information, duty to update, **2:8**
record retention requirements, **2:31**
telephone numbers, **4:1**
web site, **1:2, 4:1**

REGULATORY INFORMATION SOURCES

Department of Regulatory Agencies, Division of Real Estate, **4:1**
mortgage regulators, **4:1**
NMLS Resource Center, **4:2**

RELEASE AND PAYOFF

generally, **2:33**
forged request, **3:2**
public trustee, **2:33**

RELIANCE

payoff statement, **2:33**

RENEWAL

licensing, **2:7, 2:24**
registration, **2:24**
statute of limitations, **3:5**

RESTRAINTS ON ALIENATION

transfer fee covenants, **2:41**

REVERSE MORTGAGES

generally, **2:2**

SECURITY INSTRUMENTS

see Deeds of Trust

generally, **2:34**

marital rights, **2:26**

signature requirements, **2:26**

trustee, **2:38**

SERVICING

see Release and Payoff

annual summaries of loan activity, **2:35**

assignments of mortgage, **2:5**

collection practices, **2:41**

due-on-sale clauses, **2:16**

duties, **2:35**

emotional distress, damages, **3:1**

escrow accounts

consumer protection, **2:17**

fees and charges, **2:18**

increases in real estate tax escrows, **2:17**

misappropriation of funds, **2:18**

mortgage brokers, **2:7**

foreclosure, complaint, **2:19**

intentional infliction of emotional distress, **3:4**

late fees, **2:35**

negligence, damages, **3:1**

notice of transfer, **2:35**

payment of taxes, **2:35**

payoff, **2:33**

practices, **2:35**

prompt performance of duties, **2:35**

record retention, **2:31**

referral fees, **2:32**

response to requests for information, **2:35**

timeliness of performance, **2:35**

transfers, **2:37**

SIGNATURE REQUIREMENTS

processing, **2:26**

SOLICITATIONS

advertisements, **2:1**

STATE HOTLINE

foreclosures, **2:19**

STATE-LICENSED LOAN ORIGINATOR

definition, **2:7**

licensing, **2:7**

registration, **2:7**

STATUTE OF FRAUDS

mortgage broker's promise, **3:3**

STATUTE OF LIMITATIONS

foreclosures, **2:19**

renewal, **3:5**

STATUTE OF LIMITATIONS—Cont'd

servicing and collection activities, **3:4**

SUPERVISED LENDERS

change of location, notice to Consumer Credit Office, **2:8**

SUPERVISED LOAN

definition, **2:24**

SURETY BOND

mortgage loan originators, **2:7**

supervised lender, **2:24**

TANGIBLE NET BENEFIT

disclosure form, **1:2, 2:13, 5:7**

TAX WITHHOLDING

nonresidents, **2:41**

THIRD-PARTY PROVIDERS

fees and charges, **2:18**

TIE-INS

insurance, **2:36**

TITLE COMPANIES

closing practices, **2:9**

TRANSFERS

assignments, **2:5**

assumption of mortgage, **2:6**

due-on-sale clauses, **2:16**

fee covenants, **2:41**

homesteads, **2:26**

servicing, **2:37**

TRUST DEEDS

see Deeds of Trust

TRUSTEES

foreclosures, **2:19**

public trustees, **2:19, 2:34, 2:38, 5:3**

TRUTH IN LENDING ACT

predatory lending practices, **2:28**

UNDERWRITING

appraisals, **2:4**

commitments, **2:10**

discrimination, **2:14**

insurance, **2:22**

UNIFORM CONSUMER CREDIT CODE

see Legislation

UNIQUE NMLS IDENTIFIER

state-licensed loan originator, **2:7**

UNJUST ENRICHMENT

mortgage transaction as express contract, **3:3**

USURY

generally, **2:39**

COLORADO INDEX

WEB SITES

Division of Real Estate, **1:2, 4:1**
NMLS, **4:2**

WET SETTLEMENT ACT

generally, **2:40**

WORDS AND PHRASES

available for immediate withdrawal as a matter of right, **2:40**
consumer loan, **2:24**
mortgage
 broker, **2:7**
 company, **2:24**
 loan originator, **2:7, 2:24**
reverse mortgage, **2:2**
state-licensed loan originator, **2:7**
supervised loan, **2:24**

WRITTEN INSTRUMENTS

credit agreements, **2:10**
mortgage loan originator contract, **2:10**

Index

ABANDONMENT

licensing, **1:2**

ACKNOWLEDGMENT

applications, **2:3**

ADJUSTABLE RATE MORTGAGES

see Alternative Mortgage Transactions

ADVERTISEMENTS

brokers, **2:1**

contents, **2:1**

false advertising, **2:1**

Internet, **2:1**

record retention, **2:1**

supervised lenders, **2:1**

ALTERNATIVE MORTGAGE TRANSACTIONS

adjustable rate mortgages, **2:2**

Alternative Mortgage Transaction Parity Act, **2:2**

balloon mortgage

disclose, failure as to, **3:1**

high rate mortgage loans, **2:28**

letter re federal preemption, **5:2**

Bank Commissioner, regulatory guidance, **2:2**

Consumer Credit Code, **2:28**

federal preemption, comment letter regarding, **2:2, 5:2**

fees and charges, **2:18**

Garn-St. Germain Depository Institutions Act, **2:2**

interest, **2:18**

nontraditional mortgage products guidance, **2:2**

origination, **2:2**

predatory lending practices, **2:28, 5:2**

reverse mortgage, **2:28**

usury, **2:2**

APPLICATIONS

branch offices, **2:24**

fees, **2:24**

loan originators, **5:1**

mortgage

businesses

generally, **2:7, 2:24**

form, **5:1**

company, **2:24**

Mortgage Business Act, **2:3**

practices, **2:3**

renewal of license, **2:8**

surety bond, **2:24**

APPRAISALS

borrowers, copies, **2:4**

APPRAISALS—Cont'd

Certified and Licensed Real Property Appraisers Act, **2:4**
Consumer Credit Code, **2:4**
deficiency judgments, **2:12**
predatory lending, **2:28**

APPRAISERS

State Certified and Licensed Real Property Appraisers Act, **2:4**

ASSIGNMENTS

transfers, **2:5**

ASSUMPTION OF MORTGAGE

see Transfers

ATTORNEY'S FEES

prohibited loan terms, **2:30**

AUTOMATED VALUATION MODEL

appraisal, **2:4**
predatory lending, **2:28**

BALLOON MORTGAGE

see Alternative Mortgage Transactions

BANK COMMISSIONER

generally, **1:2**
address, **4:1**
alternative mortgage transactions, regulatory guidance, **2:2**
complaints, where to send, **2:3, 2:11, 2:13**
examination of books and records, **2:31**
federal preemption, comment letter regarding, **2:2, 5:2**
letter re federal preemption, **5:2**
loan
 broker registration, **2:24**
 originator registration, **2:24**
Mortgage Business Act, enforcement, **2:7**
mortgage businesses
 complaint or inquiry submission, **2:13**
 disclosure statement, **2:13**
 licensing, **2:24**
NMLS licensing, **2:7**
notification of material changes, **2:8**
record retention requirements, **2:31**
telephone, **4:1**
web site, **4:1**

BRANCH OFFICES

licensing, **2:7, 2:24, 5:1**

BREACH OF DUTY

mortgage loan servicers, **2:35**

BROKERS

see Loan Brokers

CERTIFIED AND LICENSED REAL ESTATE APPRAISERS ACT

generally, **2:4**

CHANGE

control, **2:8**

KANSAS INDEX

CHANGE—Cont'd

- location, **2:8**
- management, **2:8**
- name, **2:8**
- notice to Bank Commissioner, **2:8**

CLOSING

- document preparation, **2:15**
- fees and charges, **2:18**
- plain English, **2:27**
- practices, **2:9**
- records retention, **2:31**
- security instruments, **2:34**
- usury, **2:39**
- Wet Settlement Act, **2:40**

CLOSING AGENT

- release and payoff, **2:33**

COLLECTION ACTIONS

- costs, **2:18**
- prohibited loan terms, **2:30**

COMMITMENTS

- generally, **2:10**

CONSUMER CREDIT CODE

- administrative regulations, **5:4**
- alternative mortgage transactions, **2:28**
- appraisals, **2:4**
- high-cost home loans, **2:28**
- late charges, **2:23**
- usury, **2:39**

CONSUMER CREDIT COMMISSIONER

- generally, **1:2, 2:2**

CONSUMER CREDIT COUNSELING

- predatory lending, **2:28**

CONSUMER PROTECTION

- see Disclosures
- see Fraud and Deceit
- brokers, fraud, **2:11, 2:24**
- complaints, where to complain, **2:11**
- consumer and mortgage lending law guidance, **5:5**
- Consumer Credit Code, **2:11**
- Consumer Protection Act
 - applicability to lenders, **2:11, 3:1**
 - private right of action, **2:11**
- discrimination, **2:14**
- Fair Credit Reporting Act, **2:3**
- false advertising, **2:1**
- financial information protection policies, **2:31**
- high-cost and high loan-to-value ratio residential mortgage, **2:28**
- insurance, **2:22**
- mortgage
 - businesses
 - disclosures, **2:13**

CONSUMER PROTECTION—Cont'd

- mortgage—Cont'd
 - businesses—Cont'd
 - fraud, **2:11**
 - consumer transaction, **2:11**
 - nontraditional mortgage products guidance, **2:2**
 - private right of action, **2:11**
 - tie-ins, **2:36**
 - transfers of servicing, **2:37**

CONSUMER PROTECTION ACT

- see Consumer Protection

CONSUMER TRANSACTION

- residential home mortgage, **2:11**

CONTROL

- change, **2:8**

COPIES

- signed disclosure statement to borrower, **2:13**

CREDIT DISCRIMINATION

- generally, **2:14**

CREDIT UNION ADMINISTRATOR

- generally, **2:2**

DEFICIENCY JUDGMENTS

- see Foreclosures

DEFINITIONS

- see Words and Phrases

DISCLOSURES

- balloon mortgage, **3:1**
- brokers, agreements, **2:13**
- complaints, where to send, **2:11**
- consumer protection, **2:13**
- escrows, **2:17**
- high-cost and high loan-to-value ratio residential mortgage, **2:28**
- licensing, **2:24**
- mortgage businesses, **2:13**
- servicers, **2:13**
- statement, **2:13**
- transfers of servicing, **2:37**

DISCRIMINATION

- generally, **2:14**

DOCUMENTS

- assignments of mortgage, **2:5**
- brokers, **2:1**
- disclosure documents, **2:13**
- examination by Bank Commissioner, **2:31**
- plain English, **2:27**
- preparation, **2:15**
- preservation, **2:31**
- prohibited loan terms, **2:30**
- record retention, **2:1, 2:31**
- releases, **2:33**

KANSAS INDEX

DOCUMENTS—Cont'd

security instrument, **2:34**

DUE ON SALE CLAUSES

generally, **2:16**

EDUCATION

licensing, **2:24**

ESCROWS

see Servicing

EXAMINATION

title to property, **2:22**

EXAMINATION OF BOOKS AND RECORDS

Bank Commissioner, **2:31**

EXEMPTIONS

homesteads, **2:21**

licensing, **2:24**

EXOTIC MORTGAGE LOANS

see Alternative Mortgage Transactions

FAIR CREDIT REPORTING ACT

generally, **2:3**

FEES AND CHARGES

see Recording

adjustment of loan, **2:18**

alternative mortgage transactions, **2:18**

assignments, **2:5**

assumption of mortgage, **2:6, 2:18**

attorney fees, **2:18, 2:30**

authorized, **2:18**

brokers. see Loan brokers

closing, **2:18**

collection agencies, **2:18, 2:30**

collection costs, **2:18**

escrow account deposits required, **2:17**

late charges, **2:23**

licensing, **2:24**

limitations, **2:18**

prepayment penalties, **2:29**

referral fees, **2:32**

releases, **2:33**

usury, **2:18**

FORECLOSURES

deficiency judgments, **2:12, 2:19**

judicial foreclosure, **2:12, 2:19**

notification, **2:19**

priority of lien, **2:41, 3:2**

procedures, **2:19**

redemption, **2:19**

reduction of redemption period, **2:19**

sales, confirmation, **2:19**

service by summons, **2:12**

sheriff's sales, **2:19**

FORMS

- application
 - loan originator registration, **5:1**
 - mortgage company license, **5:1**
- bond, mortgage company license, **5:1**
- disclosures
 - brokerage agreements, **2:13**
 - complaint or inquiry submission, **2:13**

FRAUD AND DECEIT

- brokers, **2:11, 2:24**
- false advertising, **2:1**
- loan brokers, **2:11**
- mortgage businesses, **2:11**

FUTURE ADVANCES

- generally, **2:20**

GARN-ST. GERMAIN DEPOSITORY INSTITUTIONS ACT

- alternative mortgage transactions, **2:2**
- due on sale clauses, **2:16**

GOOD FAITH

- mortgage loan servicers, **2:35**

HIGH LOAN-TO-VALUE RATIO LOANS

- disclosures, **2:28**
- model notice, **2:28**

HIGH-RATE FIRST MORTGAGE LOANS

- Consumer Credit Code, **2:39**

HOMESTEAD

- exemption, generally, **2:21**

IDENTIFIERS

- loan originators, **2:7, 2:24**
- NMLS, **2:7, 2:24**

INSURANCE

- foreclosures, redemption period, **2:19**
- private mortgage insurance, **2:22**
- tie-ins, **2:36**
- unfair and deceptive practices, **2:22**

INTEREST

- see Usury
- alternative mortgage transactions, **2:18**
- Garn-St. Germain Depository Institutions Act, **2:2**
- high-cost and high loan-to-value ratio residential mortgage, **2:28**
- late charges, **2:23**
- lock-ins, **2:25**
- prepayment penalties, **2:29**

INTERNET

- see also Web Sites
- advertisements, **2:1**

KANSAS-LICENSED MORTGAGE COMPANY

- advertisements, **2:1**

KANSAS INDEX

LATE CHARGES

generally, **2:23**

LEGISLATION

see Consumer Credit Code

see Garn-St. Germain Depository Institutions Act

see Loan Brokers Act

see Mortgage Business Act

Alternative Mortgage Transaction Parity Act, **2:2**

Consumer Protection Act. see Consumer Protection

Fair Credit Reporting Act, **2:3**

Federal SAFE Act, **1:2**

State Certified and Licensed Real Property Appraisers Act, **2:4**

Wet Settlement Act, **2:40**

LENDERS

see Supervised Lenders

advertisements, **2:1**

Consumer Protection Act, applicability, **2:11, 3:1**

fees and charges, **2:18**

licensing, **2:24**

mortgage loan defined, **2:24**

notice to consumer, high-cost home loans, **2:28**

predatory lending practices, **2:28**

refund of fees, **2:28**

“suppliers,” **2:11**

LICENSING

abandonment, **1:2**

Bank Commissioner

mortgage business, **2:7**

mortgage lenders, **2:24**

originators, **2:24**

branch office, **2:7, 2:24, 5:1**

brokers

generally, **2:24**

Bank Commissioner, **2:7**

consumer loans, **2:24**

disclosures, **2:24**

education, **2:24**

examination, **2:24**

exemptions, **2:24**

fees, **2:24, 5:1**

individual loan originator employees, **2:7**

loan

brokers, **2:7, 2:24**

originators

generally, **2:7, 2:24**

Bank Commissioner, **2:24**

mortgage

business, **1:2, 2:7, 2:24**

company, **2:7**

loan, **2:24**

NMLS, **2:7, 2:24**

loan originator licensing, **2:7**

mortgage business licensing, **2:7**

LICENSING—Cont'd

NMLS, 2:7, 2:24—Cont'd
 renewals, 2:8
 update information upon license renewal, 2:8
renewal, 2:8, 2:24
surety bond, 2:24, 5:1

LIENS

future advances, 2:20
homesteads, 2:21
priority, 2:41, 3:2

LOAN BROKERS

see Mortgage Brokers
application form, licensing, 5:1
Bank Commissioner, 2:24
continuing education requirement, 2:24
disclosure statement, 2:13
employee licensing, 2:7
examination or test, 2:24
false advertising, 2:1
fraud and deceit, 2:11, 2:24
licensing, 2:24
 Bank Commissioner under Mortgage Business Act, 2:7
 Mortgage Business Act, 2:7
 NMLS, 2:7
Loan Brokers Act
 generally, 1:1
Mortgage Business Act, 2:7
record retention
 advertisements, 2:1
referral fees, 2:32

LOAN BROKERS ACT

see Loan Brokers

LOAN ORIGINATORS

advertisements, 2:1
alternative mortgage transactions, 2:2
application practices, 2:3, 5:1
Bank Commissioner, 2:24
definition, 2:7
disclosures, 2:24
education, 2:24
fees and charges, 2:18
licensing
 Bank Commissioner, 2:7, 2:24
 disclosures, 2:24
 education, 2:24
 employees, 2:7
 exemptions, 2:24
 Mortgage Business Act, 2:7
 NMLS identifiers, 2:7, 2:24
 renewal, 2:24
NMLS registration, 2:24
referral fees, 2:32

KANSAS INDEX

LOAN ORIGINATORS—Cont'd

- registration
 - generally, **2:24**
 - individual loan originator
 - generally, **1:2**
 - employees, **5:1**

LOAN SERVICING

- see Servicing

LOCK-INS

- interest rate, **2:25**

MANAGEMENT

- change, **2:8**

MARITAL RIGHTS

- generally, **2:26**

MODIFICATION

- loan terms, **2:35**

MORTGAGE BUSINESS

- see Mortgage Business Act
- administrative regulations, **5:3**
- consumer and mortgage lending law guidance, **5:5**
- definition, **2:7, 2:24**
- disclosures
 - generally, **2:24**
 - complaints, address, **2:11**
- financial information protection policies, **2:31**
- fraud and deceit, **2:11**
- in-state office requirement, **2:7**
- investigation, **2:31, 5:1**
- licensing
 - generally, **2:24**
 - disclosures, **2:24**
 - exemptions, **2:24**
- mortgage, supervised loan and credit notification filers
 - remote work, guidance documents, **5:4**
- mortgage transaction journal, **2:31**
- NMLS licensing, **2:7**
- record retention
 - generally, **2:31**
 - fees and charges, **2:31**
 - lease agreements, **2:31**
 - mortgage transaction journal, **2:31**
 - preservation of books and records, **2:31**
- registration
 - generally, **5:1**
 - application form, **5:1**
 - fees, **5:1**
 - licensing, generally, **2:24**
- surety bond, **5:1**

MORTGAGE BUSINESS ACT

- generally, **1:2, 2:7, 2:24**
- applications, **2:3**
- Bank Commissioner, **2:7**

MORTGAGE BUSINESS ACT—Cont'd

- brokers, **2:7**
- escrows, **2:17**
- fees and charges, **2:18**
- licensing
 - generally, **1:2, 2:24**
 - Bank Commissioner, **2:7**
- loan brokers, generally, **2:7**
- notification of change in control, location, management or name, **2:8**
- originators, **2:7**
- prohibited activities, **2:24**

MORTGAGE COMPANY

- bona fide office in Kansas, **2:24**
- branch office licensing, **2:24**
- licensing
 - generally, **2:24**
 - branch offices, **2:24**
 - renewal, **2:24**

MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS)

- assignments of mortgage, **2:5**

MORTGAGE LOAN BROKERS

- see Loan brokers

MORTGAGE TRANSACTIONS JOURNAL

- licensees, **2:24**

MORTGAGE TRIGGER LEAD

- defined, **2:41**

NAME

- change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- see Licensing
- identifier of loan originator, **2:24**
- loan originator registration, **2:24**
- mortgage company, **2:7**
- notification of change in control, location, management or name, **2:8**
- originators. see Loan Originators
- regulatory information sources, **4:2**
- renewals, **2:8**
- Resource Center, **4:2**
- unique identifier, **2:7**
- web site, **4:2**

NON-COMMERCIAL PURPOSES

- discrimination, **2:14**

NON-RESIDENT

- marital rights, **2:26**

NONTRADITIONAL MORTGAGE LOANS

- see Alternative Mortgage Transactions

NOTICE

- foreclosures, **2:19**
- high loan-to-value ratio loans, **2:28**

KANSAS INDEX

ORDER OF CONFIRMATION

foreclosures, **2:12**

ORIGINATORS

see Loan Originators

PAYOFF

servicing, **2:33**

PREDATORY LENDING PRACTICES

generally, **2:28**

federal preemption, Bank Commissioner's letter regarding, **5:2**

PREPAYMENT PENALTIES

generally, **2:29**

PRIORITY

liens, **2:20, 2:41, 3:2**

PRIVATE RIGHT OF ACTION

consumer protection, **2:11**

PROCESSOR

advertisements, **2:1**

discrimination, **2:14**

marital rights, **2:26**

PURCHASE MONEY MORTGAGE

priority of liens, **2:41, 3:2**

RATES AND CHARGES

adjustable rate mortgages, **2:2**

code mortgage rate, predatory lending, **2:28**

REASONABLE RESTRICTIONS

discrimination, **2:14**

RECORDING

assignments, **2:5**

fees, releases, **2:33**

releases, **2:33**

satisfaction of mortgage, **2:33**

RECORD RETENTION

advertisements, **2:1**

mortgage

businesses, **2:31**

transaction journal, **2:31**

preservation of books and records, **2:31**

security of records, **2:31**

servicing, **2:35**

REFERRAL FEES

generally, **2:32**

REGISTER OF DEEDS

entry of satisfaction of mortgage, **2:33**

REGISTRATION

see also Licensing

see Mortgage Businesses

Bank Commissioner, **2:24**

criminal failure to register, **2:24**

REGISTRATION—Cont'd

- individual loan originator
 - employees, **5:1**
- individual loan originators
 - generally, **1:2**
- loan originator, **2:24**
- Mortgage Electronic Registration System (MERS), **2:5**
- supervised lender, Consumer Credit Commissioner, **2:24**

REGULATIONS

- administrative regulations, **5:3, 5:4**

REGULATORY AUTHORITIES

- see Bank Commissioner
- Consumer Credit Commissioner, **1:2, 2:2**
- Credit Union Administrator, **2:2**
- Office of Securities Commissioner, **1:1**
- Savings and Loan Commissioner, **2:2**
- Securities Commissioner, **1:1**

REGULATORY INFORMATION SOURCES

- NMLS, **4:2**

RELEASE

- servicing, **2:33, 2:35**

REMOTE WORK

- mortgage, supervised loan and credit notification filers
 - guidance documents, **5:4**

RENEWAL

- application, **2:8**
- licensing, **2:24**
- loan, **2:18**

RESIDENCE

- marital rights, **2:26**

RIGHT OF ACTION

- assignor of unrecorded assignment, **2:37**

SAVINGS AND LOAN COMMISSIONER

- overview, **2:2**

SECURITIES COMMISSIONER

- overview, **1:1**

SERVICE BY SUMMONS

- foreclosures, **2:12**

SERVICING

- annual summary of escrow transactions, **2:35**
- assignments of mortgage, **2:5**
- breach of duty, **2:35**
- disclosures, **2:13**
- due on sale clauses, **2:16**
- escrows
 - generally, **2:17**
 - application fees, **2:3**
 - fees and charges deposits, **2:18**
 - Mortgage Business Act, **2:17**

SERVICING—Cont'd

- payoff, **2:33, 2:35**
- practices, **2:35**
- record retention, **2:31, 2:35**
- releases, **2:33, 2:35**
- transfers
 - generally, **2:37**
 - escrows, disclosures, **2:17**

SHERIFF'S SALES

- foreclosures, **2:19**

SIGNATURES

- assignments of mortgage, **2:5**
- disclosure documents, **2:13**

SOLICITATIONS

- mortgage trigger leads, **2:41**

STATEMENTS

- application acknowledgment, **2:3**
- disclosures, **2:13**
- loan broker disclosure statement, **2:13**
- mortgage business disclosure statement, **2:13**

SUMMARY

- escrow account, **2:17**

SUMMONS

- foreclosures, **2:12**

SUPERVISED LENDERS

- advertisements, **2:1**
- exemption from licensing, **2:24**
- predatory lending practices, **2:28**
- registration with Consumer Credit Commissioner, **2:24**
- usury, **2:39**

“SUPPLIERS”

- lenders, **2:11**

SURETY BONDS

- mortgage company license, form, **5:1**

SURVIVING SPOUSE

- marital rights, **2:26**

TIE-INS

- insurance, **2:36**
- valuable consideration or inducement, **2:36**

TITLE COMPANIES

- document preparation, **2:15**

TITLE INSURANCE

- purchase money mortgages, **2:22**

TORTS

- wrongful foreclosure not recognized, **2:19**

TRANSFERS

- annual escrow summary, **2:35**
- assignments, **2:5**

TRANSFERS—Cont'd

- assumption of mortgage
 - generally, **2:6**
 - fees and charges, **2:18**
- due on sale clauses, **2:16**
- notification, **2:37**
- preemption of federal law, **2:37**
- servicing
 - generally, **2:37**
 - escrow, disclosure, **2:17**

TRUSTS

- homesteads, **2:21**
- trustee requirements, **2:38**

UNDERWRITING

- advertisements, **2:1**
- discrimination, **2:14**
- insurance, **2:22**

UNIFORM CONSUMER CREDIT CODE

- see Consumer Credit Code

USURY

- Consumer Credit Code, **2:39**
- current rates, **2:39**
- federal preemption, **2:39**
- fees and charges, **2:18**
- Garn-St. Germain Depository Institutions Act, **2:2**
- rate limits, **2:39**
- restrictions, **1:2**
- supervised lenders, **2:39**
- web site for rates, **2:39**

VALUABLE CONSIDERATION OR INDUCEMENT

- tie-ins, **2:36**

VALUATION

- appraised value, **2:28**
- automated valuation model, **2:4, 2:28**

WEB SITES

- Bank Commissioner, **4:1**
- NMLS, **4:2**
- usury rates, **2:39**

WET SETTLEMENT ACT

- generally, **2:40**

WORDS AND PHRASES

- code mortgage rate, **2:28**
- consumer transaction, **3:1**
- loan originator, **2:7, 2:24**
- mortgage
 - business, **2:7, 2:24**
 - loan, **2:24**
 - trigger lead, **2:41**

WRONGFUL FORECLOSURE

- tort not recognized, **2:19**

Index

ABILITY TO REPAY

alternative mortgage transactions, **2:2**

ABUSE OF RIGHTS

consumer protection, **2:11**

ACQUISITION OF LICENSE

approval by Commissioner of Financial Institutions, **2:7**

ACTIVE MILITARY PERSONNEL

licensing, **2:41**

ACT OF MORTGAGE

document preparation, **2:15**

ADVANCE FEES

prohibition, **2:18**

ADVERTISEMENTS

generally, **2:1**

public sales, **2:19**

AGE OF PROPERTY

discrimination, **2:14**

ALTERNATIVE MORTGAGE TRANSACTIONS

generally, **2:2**

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

Office of Financial Institutions

regulatory guidance, **2:2**

Statement on Subprime Mortgage Lending, **2:11**

APPLICATIONS

approval or acquisition or ownership of licensee, **2:8**

fees, **2:13**

lender/broker licensing, form, **5:1**

originators. see Loan Originators

practices, **2:3**

APPRAISALS

copies to borrower, **2:4**

deficiency judgments, **2:12**

Equal Credit Opportunity Act, **2:4**

fees and charges, **2:4**

waiver of right to judicial appraisal, **2:12**

APPROVAL

acquisition or ownership of licensee, **2:8**

ASSIGNMENTS

see Transfers

ASSUMPTION OF MORTGAGE

see Transfers

foreclosures, **2:6**

ATTORNEY FEES

loan servicing, **2:35**

ATTORNEY GENERAL

notary recordation of mortgage documents, **2:41**

ATTORNEYS

closing practices, **2:9**

BAIT AND SWITCH ADVERTISING

prohibition, **2:1**

BANKRUPTCY COURT

loan servicing, **3:3**

BONDS

see Surety Bonds

BRANCH OFFICE

licensing, **5:1**

net branch prohibition, **2:24**

BREACH OF DUTY

flood insurance on property, **3:5**

BROKERS

see Mortgage Brokers

CHANGE

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

NMLS, **2:8**

CHECKLIST

new application, **5:1, 5:2**

CLOSING

attorneys, **2:9**

disbursement of funds, **2:40**

disclosures, **2:13**

document preparation, **2:15**

fees and charges, **2:18**

insurance, **2:22**

marital rights, **2:26**

notary, **2:9**

plain English, **2:27**

practices, **2:9**

prohibited loan terms, **2:30**

security instruments, **2:34**

signature requirements, **2:26**

title insurance, attorney examination, **2:9**

Wet Settlement Act, **2:40**

COLLATERAL MORTGAGE TRANSACTION

“hand” notes, **2:20**

COMMISSIONER OF FINANCIAL INSTITUTIONS

generally, **1:1, 1:2**

approval of ownership acquisition, **2:8**

consumer protection, **2:11**

COMMISSIONER OF FINANCIAL INSTITUTIONS—Cont'd

- examination of records, books and accounts, **2:31**
- fee refunds, **2:18**
- licensing, **1:2, 2:24**
- loan servicing, **4:1**
- notification of change, **2:8**
- penalties and prohibitions, **2:24**
- policy statement detailing record retention, **2:31**
- refund
 - order for, **2:18**
 - unlawful fee or charge, **2:18**
- registration, **1:2, 2:24**

COMMITMENTS

- generally, **2:10**

COMMUNITY PROPERTY

- generally, **2:26**

COMPLAINTS

- consumer protection, **2:11**

CONFESSION OF JUDGMENT

- foreclosures, **2:19**

CONSUMER PROTECTION

- see Disclosures
- see Fraud and Deceit
- abuse of rights, **2:11**
- advertising, **2:1**
- complaints, **2:11**
- credit report security alert or freeze, **2:41**
- discrimination, **2:14**
- Equal Credit Opportunity Act, **2:4**
- identity theft, **2:41**
- loan payoff statements, **2:33**
- predatory lending practices, **2:28**
- prohibited loan terms, **2:30**
- tie-ins, **2:36**
- Unfair Trade Practices and Consumer Protection Law, **2:11**

CONTROL

- change, **2:8**

COPIES

- disclosures, **2:13**

CREDIT AGREEMENT

- commitment, **2:10**

CREDIT LAW

- see Consumer Protection

CREDIT REPORT

- security alert or freeze, **2:41**

CUMULATIVE LATE CHARGES

- prohibition, **2:23**

DATION EN PAIEMENT

- words and phrases, **2:41**

DECEIT

see Fraud and Deceit

DEED IN LIEU OF FORECLOSURE

words and phrases, **2:41**

DEFENSES

deficiency judgment action, limitation on, **3:1**

DEFICIENCY JUDGMENTS

see Foreclosures

DEFINITIONS

see Words and Phrases

DISASTERS

homestead exemption, **2:21**

prepayment from insurance proceeds from declared disaster, **2:18, 2:21, 2:29**

DISCLOSURES

fees, **2:13**

transfers of servicing, **2:37**

DISCOUNT POINTS

loan rate, **3:4**

DISCRIMINATION

generally, **2:14**

DOCUMENTS

see Security Instruments

assignments, **2:5**

collateral mortgages, **2:20**

commitments, **2:10**

confession of judgment, **2:15**

examination of records, **2:31**

fees, **2:15**

late charges, **2:23**

mortgage agreement, **2:13**

notarial requirements, **2:15, 2:41**

origination, **2:3**

plain English, **2:27**

preparation, **2:15**

prohibited loan terms, **2:30**

record retention, **2:31**

DUE-ON-SALE CLAUSES

generally, **2:16**

EDUCATION

licensing, **2:24**

EMPLOYEES

licensing of brokers and lenders, exempt employees, **2:24**

Office of Financial Institutions Policy RML-01-03, definition of employee, **5:4**

originators. see Loan Originators

ESCROWS

generally, **2:17**

insurance proceeds, **2:22**

loan servicing, **2:35**

EVIDENCE

- assignments, **2:5**
- executory judicial foreclosure proceeding, **2:19**

EXECUTORY PROCEEDINGS

- foreclosure, **2:19**

EXEMPTIONS

- homestead, **2:21**
- licensing, **2:24**

EXOTIC MORTGAGE LOANS

- see Alternative Mortgage Transactions

FEES AND CHARGES

- advance fees, **2:18**
- application fees, **2:3, 2:18**
- appraisals, **2:4**
- consumer loans, **2:18**
- cumulative charges, **2:23**
- disclosure, **2:13**
- document preparation, **2:15**
- examination of records, **2:31**
- excessive fees changed in bankruptcy, **3:3**
- exemption for licensing of active military personnel, **2:41**
- expense deposit, **2:18**
- insurance, **2:18**
- interest, fees excluded from, **2:18**
- interest on interest, **2:30**
- late charges, **2:23**
- licensing, **2:24**
- loan servicing, **2:35**
- multiple charges for price opinions and property inspections, **2:4**
- NMLS processing fee, **2:24**
- prepayment penalty, **2:18, 2:29**
- record retention, **2:31**
- referral fees, **2:32**
- refunds
 - generally, **2:18**
 - improper disclosure, **2:13**
- registration, **2:24**
- Regulation Z, **2:18**
- security freeze, **2:41**
- splitting, **3:4**

FIDUCIARY DUTIES

- mortgage lenders, **1:2**

FINANCING CLAUSE

- prospective purchaser, good faith effort requirement, financing clause, burden on, **3:6**

FLOOD HAZARD AREA

- mortgage lender duties, **1:2**

FORECLOSURES

- advertisement, **2:19**
- appraisals, **2:12**
- assignment of mortgage, **2:5**
- assumption of mortgage, **2:6**

FORECLOSURES—Cont'd

- confession of judgment, **2:19**
- constructive seizure, **2:19**
- dation en paiement, **2:41**
- deed in lieu of foreclosure, **2:41**
- defenses in deficiency judgment actions, limitation on, **3:1**
- deficiency judgments, **2:12, 3:1**
- documentation of interest rate changes, **2:2**
- executory proceedings, **2:12, 2:19, 3:1**
- giving in payment, **2:41**
- judicial foreclosure, **2:19**
- procedures, **2:19**
- service of notice of sheriff's seizure, **2:12, 2:19**
- voluntary surrender of title, **2:12**

FORMS

- active military personnel fee exemption, **2:41**
- branch licensing, **5:1**
- brokers license application, **5:1**
- lenders license application, **5:1**
- loan originators license application, **5:2**

FRAUD AND DECEIT

- advertisements, deceptive or misleading, **2:1**

FUTURE ADVANCES

- generally, **2:20**

GIVING IN PAYMENT

- words and phrases, **2:41**

GOOD FAITH EFFORT

- requirement, financing clause, burden on prospective purchaser, **3:6**

“HAND” NOTES

- future advances, **2:20**

HOMESTEADS

- generally, **2:21**
- escrow account, **2:21**

IDENTIFIERS

- notary, **2:9**

IDENTITY THEFT

- generally, **2:41**

INSURANCE

- attorneys, title examination, **2:9**
- escrow of proceeds, **2:22**
- escrows, **2:17**
- fees, **2:18**
- flood insurance, **2:22, 3:5**
- forced-place flood insurance, **3:2**
- homesteads proceeds related to declared disaster, **2:21**
- lender approval, **2:22**
- mortgage provision, **2:22**
- National Flood Insurance Act, **2:22, 3:2**
- prepayment from insurance proceeds from declared disaster, **2:18, 2:21, 2:29**
- private mortgage insurance, **2:22**

INSURANCE—Cont'd

- prohibitions, **2:22**
- tie-ins, **2:36**
- title, attorney examination, **2:9**

INTEREST

- adjustable rate mortgages, **2:2**
- alternative mortgage transactions, **2:2**
- commitments, **2:10**
- escrows, **2:17**
- exclusion of fees, **2:18**
- “interest on interest” prohibition, **2:30**
- late charges, **2:18, 2:23**
- lock-ins, **2:25**
- prepayment, **2:29**
- prohibited loan terms, **2:30**
- property damage claim funds, **2:22**
- usury, generally, **2:39**

INTERNET

- see also Web Sites
- electronic activity, licensing, **2:24**

LATE CHARGES

- generally, **2:23**

LEGISLATION

- Alternative Mortgage Transaction Parity Act of 1982, **2:2**
- Consumer of Financial Institutions, **1:1**
- Credit Agreement Statute, **2:10**
- Deficiency Judgment Act, **2:12**
- Equal Credit Opportunity Act, **2:4**
- Garn-St Germain Depository Institutions Act, **2:16**
- National Flood Insurance Act, **2:22, 3:2**
- Real Estate Settlement Practices Act, discount points, **3:4**
- Regulation Z, **2:18**
- Residential Mortgage Lending Act, repeal, **2:24**
- SAFE Residential Mortgage Lending Act
 - generally, **1:2**
 - advertising, **2:1**
 - application practices, **2:3**
 - appraisals, **2:4**
 - late charges, **2:23**
 - licensing, **2:24**
 - prepayment, **2:29**
- Truth-In-Lending Act, Regulation Z, **2:18**
- Unfair Trade Practices and Consumer Protection Law, **2:11**
- Wet Settlement Act, **2:40**

LENDERS

- see Mortgage Lenders

LICENSING

- active military personnel, **2:41**
- brokers. see Mortgage Brokers
- Commissioner of Financial Institutions, **2:24**
- education, **2:24**
- effective date, **1:2**

LICENSING—Cont'd

- exemptions, **2:24**
- fees and charges, **2:24**
- forms
 - application, **5:1, 5:2**
 - branch, **5:1**
 - loan originators, **5:2**
 - Service Member/Spouse Request for License Fees and Continuing Education Requirements, **5:5**
- lenders. see Mortgage Lenders
- loan
 - originators, **2:24, 2:35**
 - servicing, **2:24, 2:35**
- military personnel on active service, **2:41**
- mortgage servicer loss mitigation specialists, **2:24**
- Office of Financial Institutions, **1:2, 2:7**
- penalties, **2:24**
- prohibitions, **2:24**
- registration, **2:24**
- renewal, **2:24**
- requirements, **2:24**
- residential mortgage lending activity, **2:24**
- SAFE Residential Mortgage Lending Act, **2:24**
- surety bond, **2:24**
- suspension or revocation, **2:24**
- violations, **2:24**

LIENS

- collateral mortgages, **2:20**
- future advances, **2:20**
- “hand” notes, **2:20**
- marital rights, **2:26**

LOAN MODIFIERS

- licensing as loan originator, **2:24**

LOAN ORIGINATORS

- alternative mortgage transactions, **2:2**
- application
 - form, license application, **5:2**
 - practices, **2:3**
- continuing education requirements, **2:24**
- definitions
 - mortgage loan originator, **2:24**
 - registered mortgage loan originator, **2:24**
- disclosures, **2:13**
- educational requirements, **2:24**
- employee, defined, **5:4**
- fees and charges, **2:18**
- licensing, **1:2, 2:24**
- loan origination agreement, **5:2**
- mortgage loan originator defined, **2:7**
- Office of Financial Institutions, **2:24**
- referral fees, **2:32**
- registered mortgage loan originator defined, **2:24**
- registration, NMLS, **2:24**

LOUISIANA INDEX

LOAN SERVICING

- assignments of mortgage, **2:5**
- Commissioner of Financial Institutions, **4:1**
- due-on-sale clauses, **2:16**
- escrows, **2:17, 2:35**
- fees, **2:35**
- licensing, **1:2, 2:24**
- mortgage servicer loss mitigation specialists, **2:24**
- payoff, **2:33**
- practices, **2:35**
- record retention, **2:31**
- releases, **2:33**
- transfers, **2:37**

LOCATION

- change, **2:8**

LOCK-INS

- interest, **2:25**

LOSS MITIGATION SPECIALISTS

- defined, **2:24**
- exemption, **2:24**
- licensing exemption, **2:24**

MANAGEMENT

- change, **2:8**

MARITAL RIGHTS

- generally, **2:26**
- community property, **2:26**

MARITAL STATUS

- notary practices, **2:9**

MORTGAGE BROKERS

- advance fee loan brokers, **2:18**
- compensation, **2:3, 2:18**
- definition, **2:7, 2:24**
- disclosures, **2:3, 2:13**
- examination requirement, **2:24**
- forms
 - checklist, **5:1**
 - license application, **5:1**
 - surety bond, **5:1**
- licensing
 - generally, **1:2, 2:7**
 - annual renewal, **2:24**
 - application form, **5:1**
 - exemptions, **2:24, 5:1**
 - fees, **2:24**
 - NMLS, **2:24**
 - Office of Financial Institutions, **2:7, 2:24**
 - surety bond, **5:1**
- loan correspondent, **2:24**
- mortgage broker defined, **2:24**
- Office of Financial Institutions, **2:7, 2:24**

MORTGAGE BROKERS—Cont'd

- payoffs
 - generally, **2:33**
 - penalties for violations, **2:33**
- private mortgage insurance, **2:22**
- record retention, **2:31, 5:3**
- referral fees, **2:32**
- releases, **2:33**
- renewal of license, **2:24**
- requirements, **2:7**
- signatures on contracts, **2:13**
- solicitation, **2:24**
- surety bond, **5:1**

MORTGAGE LENDERS

- definition, **2:24**
- examination of records, **2:31**
- examination requirement for license, **2:24**
- fiduciary duties, **1:2**
- flood hazard area, **1:2**
- insurance, approval, **2:22**
- licensing
 - generally, **1:2, 2:7**
 - application form, **5:1**
 - exemptions, **2:24**
 - fees, **2:24**
 - Office of Financial Institutions, **2:7**
 - penalties for violations, **2:24**
 - renewal, **2:24**
- payoffs, **2:33**
- record retention, **2:31, 5:3**
- releases, **2:33**
- renewal of license, **2:24**
- safe harbor, conforming with advisory opinion or interpretation of Commissioner of Financial Institutions, **2:24**

MORTGAGE SERVICER LOSS MITIGATION SPECIALISTS

- defined, **2:24**
- licensing exemption, **2:24**

MORTGAGE SERVICERS

- licensing, **1:2**

NAME

- change, **2:8**

NATIONAL FLOOD INSURANCE ACT

- generally, **2:22, 3:2**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- checklists for applications, **5:1, 5:2**
- licensing, generally, **2:24**
- loan originator licensing, **5:2**
- mortgage
 - broker licensing, **5:1**
 - lender licensing, **5:1**
- notification of change of control, location, management, or name, **2:8**
- processing fee, **2:24**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)—Cont'd

Resource Center, **4:2**

web site, **2:24, 4:2**

NONTRADITIONAL MORTGAGE PRODUCTS

see Alternative Mortgage Transactions

NOTARY

closing practices, **2:9**

recording assignment, **2:5**

requirements, **2:15, 2:41**

NOTIFICATION

change of control, location, management, or name, notice to NMLS, **2:8**

deficiency judgment, service of notice of sheriff's seizure, **2:12, 2:19**

OFFICE OF FINANCIAL INSTITUTIONS

see Alternative Mortgage Transactions

address, **4:1**

employee, policy statement as to, **5:4**

licensing, **2:7, 2:24**

Policy

RML-01-01, record retention, **5:3**

RML-01-03, definition of employee, **5:4**

records retention policy statement, **2:31, 5:3**

registration, **2:24**

Statement on Subprime Mortgage Lending, **2:11**

telephone, **4:1**

web site, **4:1**

ORIGINATORS

see Loan Originators

PAYOFF

generally, **2:33**

PENALTIES

Commissioner of Financial Institutions, financial responsibility, absence of evidence, **2:24**

payoffs, penalties for violations, **2:33**

prepayment penalties, **2:29**

PREDATORY LOAN LAWS

generally, **2:28**

PREPAYMENT

insurance proceeds, declared disaster, **2:18, 2:21, 2:29**

PREPAYMENT PENALTIES

generally, **2:18, 2:29**

PRIVATE MORTGAGE INSURANCE

generally, **2:22**

fees, **2:18**

PROCESSING

discrimination, **2:14**

marital rights, **2:26**

signature requirements, **2:26**

PURCHASER

prospective, good faith effort requirement, financing clause, burden on, **3:6**

REAL ESTATE SETTLEMENT PRACTICES ACT

discount points, **3:4**

RECORDING

see also Documents

assignments, **2:5**

electronic records, **2:31**

notary identification, **2:41**

releases, **2:33**

restrictions, **2:41**

RECORD RETENTION

lenders and brokers, **2:31, 5:3**

mortgage loan brokerage agreement, **2:13**

Office of Financial Institutions Policy RML-01-01, **5:3**

REDEMPTION OF PROPERTY

tax sale, **2:19**

REFERRAL FEES

generally, **2:32**

REFUNDS

fees, **2:13, 2:18**

REGULATORY AUTHORITIES

see Commissioner of Financial Institutions

Attorney General, notary recordation of mortgage documents, **2:41**

REGULATORY INFORMATION SOURCES

mortgage regulators, **4:1**

NMLS, **4:2**

RELEASE

generally, **2:33**

RESIDENTIAL MORTGAGE LENDING ACT

see Legislation

RESIDENTIAL MORTGAGE LENDING ACTIVITY

definition, **2:24**

RESIDENTIAL MORTGAGE LOAN

defined, **2:7**

REVERSE MORTGAGE LOANS

disclosures, **2:13**

prepayment penalties, **2:29**

SAFE HARBOR

licensing, **2:24**

SECURITY ALERT OR FREEZE

credit report, **2:41**

fees, **2:41**

SECURITY INSTRUMENTS

alternative mortgage transactions, **2:2**

assignments, **2:5**

closing, **2:34**

closing practices, **2:9**

collateral mortgages, **2:20**

confession of judgment, **2:15**

SECURITY INSTRUMENTS—Cont'd

- document tax, **2:41**
- homestead, **2:21**
- late charges, **2:23**
- mortgages, **2:33**
- notarial requirements, **2:15**
- prepayment penalties, **2:29**

SERVICING

- see Loan Servicing

SIGNATURES

- loan brokerage contracts, **2:13**
- requirement, **2:26**

SOCIAL SECURITY NUMBERS

- documents, **2:15**

STATE-CHARTERED BANKS AND SAVINGS ASSOCIATIONS

- escrows, **2:17**

STATEMENTS

- loan payoff statements, **2:33**

SURETY BOND

- application checklist, **5:1**
- licensing, **2:24**

TAX SALE

- redemption of property, **2:19**

THIRD-PARTY SETTLEMENT SERVICES

- fees, **2:18**

TIE-INS

- insurance, **2:36**

TIME

- payoff, **2:33**

TRANSFERS

- acknowledgment, **2:5**
- assignments, **2:5**
- disclosures, **2:37**
- due-on-sale clauses, **2:16**
- loan servicing, **2:35**
- servicing, **2:37**

TRUSTEES

- restrictions, **2:38**

UNDERWRITING

- commitments, **2:10**
- discrimination, **2:14**
- insurance, **2:22**
- loan processor or underwriter defined, **2:24**

UNFAIR TRADE PRACTICES AND CONSUMER PROTECTION LAW

- generally, **2:11**

USURY

- see Interest

WAIVER

judicial appraisal right, **2:12**

WEB SITES

NMLS, **2:24, 4:2**

Office of Financial Institutions, **4:1**

WET SETTLEMENT ACT

generally, **2:40**

WORDS AND PHRASES

dation en paiement, **2:41**

deed in lieu of foreclosure, **2:41**

employee, **5:4**

giving in payment, **2:41**

loan processor or underwriter, **2:24**

mortgage

broker, **2:7, 2:24**

lender, **2:24**

loan originator, **2:7, 2:24**

servicing, **2:24**

registered mortgage loan originator, **2:24**

residential

mortgage lending activity, **2:24**

mortgage loan, **2:7**

Index

ABILITY TO REPAY

alternative mortgage transactions, **2:2**

ADVERTISEMENTS

foreclosure notices, **2:19**

Licensing Act, **2:1**

NMLS unique identifiers, **2:1**

regulation, **2:1**

AGRICULTURAL LAND

transfers, **5:4**

ALIENS

transfers, **2:41, 5:4**

ALTERNATIVE MORTGAGE TRANSACTIONS

Alternative Mortgage Transaction Parity Act, **2:2**

reverse mortgage transactions, **2:2**

underwriting, **2:2**

APPLICATIONS

disclosures, **2:3, 2:13**

discrimination, **2:14**

fees and charges, **2:24**

license, form, **5:1**

Licensing Act, **2:3, 2:14**

loan originators, **2:3**

mortgage

bankers, **2:3**

loan brokers, **2:3**

practices, **2:3**

requirements, **2:3**

APPRAISAL MANAGEMENT COMPANIES

license requirement, **2:4**

APPRAISALS

appraiser requirements, **2:4**

Certified and Licensed Real Estate Appraisers and Appraisal Management Company Regulation Act, **2:4**

Licensing Act, **2:4**

tie-ins, **2:36**

ASSIGNMENTS

see Transfers

ASSUMPTION OF MORTGAGE

transfers, **2:6**

ATTORNEY GENERAL

Opinion 27-89, **5:5**

Opinion 89-84, **5:4**

ATTORNEYS

closing practices, **2:9**

document preparation as unauthorized practice of law, **3:10**

ATTORNEYS—Cont'd

unauthorized practice of law, **2:18**

ATTORNEY'S FEES

prohibited loan terms, **2:30**

BAIT AND SWITCH ADVERTISING

prohibition, **2:1**

BALLOON MORTGAGE

alternative mortgage transactions, **2:2**

BRANCH OFFICES

loan servicers, licensing, **1:2**

BREACH OF FIDUCIARY DUTY

mortgage loan broker's, **2:7**

BROKERS

see Mortgage Loan Brokers

BUSINESS RECORDS

loan servicing, **2:35**

CHANGE

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

CLOSING

certified funds, **2:40**

disclosures, **2:13**

document preparation, **2:15**

fees and charges, **2:18**

marital rights, **2:26**

plain English, **2:27**

practices, **2:9**

prohibited loan terms, **2:30**

security instruments, **2:34**

signature requirements, **2:26**

usury, **2:39**

Wet Settlement Act, **2:40**

COLLATERAL PROTECTION ACT

insurance, **2:22**

COMMITMENTS

generally, **2:10**

residential mortgage loan commitment defined, **2:10**

CONSENT

use of insurance information, **2:22**

CONSUMER PROTECTION

consumer complaints, **2:11**

disclosures

generally, **2:13**

insurance, **2:22**

referral fees, **2:32**

discrimination, **2:14**

Division of Finance, **2:11**

CONSUMER PROTECTION—Cont'd

- future advances, **2:20**
- Licensing Act
 - generally, **2:11**
 - discrimination, **2:14**
- Merchandise Practices Act, **3:8**
- mortgage brokers, **2:11**
- predatory lending practices, **2:28**

CONTROL

- change, **2:8**

CREDIT TRANSACTIONS

- insurance, **2:22**

DAMAGES

- document preparation fees, **2:15**

DEEDS OF TRUST

- generally, **2:34**
- trustees, qualifications, **2:38**

DEFICIENCY JUDGMENTS

- see Foreclosures

DEFINITIONS

- see Words and Phrases

DEMAND LETTER

- release, **2:33**

DISCLOSURES

- applications, **2:3, 2:13**
- insurance, **2:22**
- mortgage loan brokerage disclosure statement and fee agreement, **2:13, 2:18**
- predatory lending practices, **2:28**
- private mortgage insurance, **2:22**

DISCRIMINATION

- Human Rights Act, **2:14**
- Licensing Act, **2:14**

DIVISION OF FINANCE

- generally, **1:2**
- address, **4:1**
- approval of change of control, location, management, name, **2:8**
- consumer protection, **2:11**
- email, **4:1**
- enforcement powers, **2:11**
- examination of books, records and persons, **2:11**
- licensing, **2:7, 2:24**
- list of loan originators employed, filing by mortgage broker, **2:8**
- nontraditional mortgage products regulatory guidance, **2:2**
- notification of change of control, location, management, name, **2:8**
- record retention, **2:31**
- telephone, **4:1**
- web site, **4:1**

DOCUMENTS

- see Deeds of Trust
- see Security Instruments

DOCUMENTS—Cont'd

- closing practices, **2:9**
- “mortgage-related” documents preparation, **3:11**
- plain English, **2:27**
- preparation, **2:15**
- preparation fees, **2:18**
- prohibited loan terms, **2:30**
- record retention, **2:31**
- settlement statements, fee not charged, **3:12**
- unauthorized practice of law in preparation, **3:10**

DOING BUSINESS

- foreign corporation, **2:41**

DUE-ON-SALE CLAUSES

- generally, **2:16**

EDUCATION

- Certified and Licensed Real Estate Appraisers and Appraisal Management Company Regulation Act requirements, **2:4**
- loan originators, **2:24**

ESTATES

- foreclosures, **3:13**

EVIDENCE

- demand letter for release of mortgage, **2:33**

EXAMINATION

- loan originators, **2:24**

EXEMPTIONS

- licensing, **2:7, 2:24**
- loan originators, **2:24**

EXPERIENCE

- Certified and Licensed Real Estate Appraisers and Appraisal Management Company Regulation Act requirements, **2:4**

FEES AND CHARGES

- see Applications
- see Prepayment Penalties
- assumption of mortgage, **2:6**
- attorney’s fees, **2:30**
- document preparation, **2:15, 2:18, 3:10, 3:11, 3:12**
- late charges, **2:18, 2:23, 5:5**
- licensing, **2:24**
- limitations, **2:18**
- mortgage lenders, **2:18**
- mortgage loan brokerage disclosure statement and fee agreement, **2:18**
- points, **2:18, 5:6**
- rate-lock fees, **2:18**
- recording, **2:18**
- referral fees, **2:32**
- refunds, **2:18**
- restrictions, **2:18**
- reverse mortgage, **2:2**
- trustees, **2:38**

MISSOURI INDEX

FICTITIOUS NAME

registration with Secretary of State, **2:8**

FIDUCIARY DUTY

breach, **2:7**

dealings between parties, **3:7, 3:8**

matter of law, **3:9**

FORECLOSURES

attorney's fees, **3:2**

deceased mortgagors, **3:13**

deficiency judgments, **2:12**

estate, filing against, **3:13**

notice of sale, **2:19**

power of sale, **2:19**

procedures, **2:19**

redemption

generally, **2:19**

attorney's fees, **3:2**

wrongful foreclosure, **3:1**

FOREIGN CORPORATION

doing business, **2:41**

FORMS

mortgage company application, **5:1**

personal financial statement, mortgage company, **5:1**

surety bond, **5:1**

FRAUD AND DECEIT

extension of credit, **3:8**

Missouri Merchandising Practices Act (MMPA), **2:11**

FUTURE ADVANCES

generally, **2:20**

deeds of trust, **2:20**

HOME EQUITY

broker's liability for loss, **3:7**

HOMESTEAD

generally, **2:21**

INCREASED SCRUTINY

alternative mortgage transactions, **2:2**

INSURANCE

collateral protection coverage, **2:22**

disclosures, **2:22**

force placement, **2:22**

notification of placement, **2:22**

private mortgage insurance, **2:22**

rejection by mortgage lender, **3:5**

tie-ins, **2:22, 2:36**

title

mortgage lender refusal to deal, **3:5**

rate filing, **2:41**

unfair practices, **2:22**

INTEREST

late charges, **2:23, 5:5**

INTEREST—Cont'd

- lock-ins, **2:25**
- points, **2:18, 5:6**
- predatory lending practices, **2:28**
- prepayment penalties
 - generally, **2:29**
 - case opinion, **3:4**
- usury, **2:39**

INTERNET

- see Web Sites

LATE CHARGES

- generally, **2:18, 2:23, 5:5**

LEGISLATION

- see Licensing Act
- Alternative Mortgage Transaction Parity Act, **2:2**
- Certified and Licensed Real Estate Appraisers and Appraisal Management Company Regulation Act, **2:4**
- Garn-St. Germain Depository Institutions Act, **2:16**
- Homeowner's Protection Act, **2:22**
- Human Rights Act, **2:14**
- Merchandise Practices Act, **3:8**
- Missouri Reverse Mortgage Act, **2:2**
- Missouri SAFE Act. see Licensing Act
- predatory lending practices, **2:28**
- Residential Mortgage Brokers License Act, administrative rules, **5:2**
- SAFE Mortgage Licensing and Residential Mortgage Brokers Licensing Act. see Licensing Act
- Uniform Notarial Act, **2:26**

LICENSING

- appraisal management companies, **2:4**
- Division of Finance, **2:7, 2:24**
- exemptions, **2:24**
- fees, **2:24**
- loan
 - originators, **2:24, 5:3**
 - servicers, **2:35**
- mortgage brokers, **1:2, 2:24**
- mortgage loan
 - brokers, **2:7**
 - originators, **1:2**
- NMLS. see Nationwide Mortgage Licensing System (NMLS)
- renewal, **2:24**
- surety bond, **2:24**

LICENSING ACT

- generally, **1:2**
- advertisements, **2:1**
- application practices, **2:3**
- appraisals, **2:4**
- consumer protection, **2:11**
- discrimination, **2:14**
- licensing, generally, **2:7, 2:24**
- SAFE Mortgage Licensing and Residential Mortgage Brokers Licensing Act, generally, **1:2**
- servicing practices, **2:35**
- transfers of servicing, **2:37**

MISSOURI INDEX

LIENS

- future advances, **2:20**
- materialmen's lien, **2:41**
- mechanic's lien, **2:41**

LOAN BROKERS

- see Mortgage Loan Brokers

LOAN ORIGINATORS

- administrative rules, **5:2**
- advertisements, **2:1**
- alternative mortgage transactions, **2:2**
- application practices, **2:3**
- compensation, **2:18**
- education requirements for licensing, **2:24**
- examination, **2:24**
- exemption from licensing, **2:24**
- fees and charges, **2:18**
- licensing
 - generally, **1:2, 2:7, 2:24**
 - exemptions, **2:24**
 - Nationwide Mortgage Licensing System (NMLS), **2:7, 2:24**
- licensing information, **5:3**
- mortgage broker's list of loan originators, **2:8**
- NMLS identifiers, **2:3, 2:7**
- referral fees, **2:32**
- registration, **2:24**
- reverse mortgage loans, **2:2**
- tie-ins, **2:36**
- unique NMLS identifier, **2:24**

LOAN SERVICING

- due-on-sale clauses, **2:16**
- escrows, **2:17**
- licensing, **2:24, 2:35**
- payoff, **2:33**
- practices, **2:35**
- record retention, **2:31**
- releases, **2:33, 3:6**
- transfers, **2:37**

LOCAL LAWS AND ORDINANCES

- predatory lending practices, **2:28**

LOCATION

- change, **2:8**

LOCK-INS

- interest rate, **2:25**

MANAGEMENT

- change in, **2:8**

MARITAL RIGHTS

- generally, **2:26**
- homestead, **2:21**

MISSOURI MERCHANDISING PRACTICES ACT (MMPA)

- fraud and deceit, **2:11**

MORTGAGE BANKERS

disclosures, **2:3**

MORTGAGE FRAUD

generally, **2:11**

MORTGAGE LENDERS

aliens, **2:41, 5:4**

closing practices, **2:9**

commitment practices, **2:10**

fees, **2:18**

insurance, rejection by lender, **3:5**

licensing, **2:24**

release, duties

generally, **2:33**

penalty, **3:3, 3:6**

reporting requirements, **2:41**

tie-ins, **2:36**

MORTGAGE LOAN BROKERAGE DISCLOSURE STATEMENT AND FEE AGREEMENT

disclosures, **2:18**

fees, **2:18**

MORTGAGE LOAN BROKERS

advertisements, **2:1**

application practices, **2:3**

commitment practices, **2:10**

consumer protection, **2:11**

definition, **2:7**

disclosures, **2:13**

document preparation, **2:15**

fee restrictions, **2:18**

fiduciary duty, **2:7**

filing list of loan originators employed with Division of Finance, **2:8**

home equity, liability for loss, **3:7**

identifiers, **2:3**

intermediary, **3:9**

licensing

generally, **1:2, 2:7, 2:24**

Nationwide Mortgage Licensing System (NMLS), **2:7**

NMLS identifier, **2:7, 2:31**

record retention, **2:31**

referral fees, **2:32**

unique identifiers, **2:3**

MORTGAGE LOAN COMPANIES

bond, form, **5:1**

licensing

application, form, **5:1**

personal financial statement, **5:1**

MORTGAGE-RELATED DOCUMENTS

document preparation, **2:15**

preparation, **3:11**

NAME

change, **2:8**

fictitious name, **2:8**

MISSOURI INDEX

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- generally, **2:24**
- licensing, **2:24**
- loan originators, **2:7**
- Resource Center, **4:2**
- unique identifiers, **2:1, 2:3, 2:7, 2:31**
- web site, **4:2**

NONTRADITIONAL MORTGAGE PRODUCTS

- Division of Finance regulatory guidance, **2:2**

NOTARY

- signature requirements, **2:26**

NOTIFICATION

- foreclosure sale, **2:19**
- insurance placement, **2:22**

ORIGINATORS

- see Loan Originators

PAYOFF

- generally, **2:33, 3:6**

PENALTIES

- see Prepayment Penalties
- release or payoff, duties in regard to, **3:3, 3:6**

PREDATORY LENDING LAWS

- generally, **2:28**

PREEMPTION

- Division of Finance advice re federal preemption of points on first mortgage loans, **5:6**
- predatory lending, **2:28**

PREPAYMENT

- reverse mortgage, **2:2**

PREPAYMENT PENALTIES

- generally, **2:29**
- case opinion, **3:4**

PRIORITY

- liens, **2:20**

PRIVATE RIGHT OF ACTION

- attempted wrongful foreclosure, **3:1**

PUBLICATION

- foreclosure notices, **2:19**

RATE-LOCK FEES

- restrictions, **2:18**

REAL ESTATE BROKERS

- closing practices, **2:9**

RECORDING

- assignments, **2:5**
- fees, **2:18**
- mortgage loan servicing, **2:35**
- releases, **2:33, 3:6**

REDEMPTION

foreclosure sale, **2:19**

REGISTRATION

loan originators, **2:24**

REGULATORY AGENCIES

see Division of Finance

Attorney General

Opinion 27-89, **5:5**

Opinion 89-84, **5:4**

Division of Credit Unions, **2:28**

REGULATORY INFORMATION SOURCES

Administrative Rules, **1:1**

Attorney General Opinions, **1:1**

Code of State Regulations, **1:1**

Hellmuth's Missouri Practice: Real Estate Law, **1:1**

mortgage regulators, **4:1**

NMLS, **4:2**

Residential Real Estate Loans, Missouri Revised Statutes Chapter 408, **1:2**

RELEASE

generally, **2:33, 3:6**

demand letter, **2:33**

lost note affidavit, **2:33**

REVERSE MORTGAGE

alternative mortgage transactions, **2:2**

applications, **2:3**

closing practices, **2:9**

SECURITY INSTRUMENTS

see Deeds of Trust

marital rights, **2:26**

notaries, **2:26**

power of sale, **2:34**

preparation, **2:15**

signature requirements, **2:26**

trustees, **2:34, 2:38**

SERVICING

see Loan Servicing

SETTLEMENT STATEMENTS

procurement without charge, **3:12**

SIGNATURE REQUIREMENTS

homestead, mortgage of, **2:21**

processing, **2:26**

SURETY BOND

form, **5:1**

licensing, **2:24**

mortgage brokers, **5:1**

TIE-INS

insurance, **2:22, 2:36**

TITLE COMPANIES

closing practices, **2:9**

TITLE INSURANCE

see Insurance

TRANSFERS

aliens, **2:41, 5:4**
assignments, **2:5**
assumption of mortgage, **2:6**
due-on-sale clauses, **2:16**
servicing, **2:37**

TRUST DEEDS

see Deeds of Trust

TRUSTEES

fees, **2:38**
powers and duties, **2:38**
requirements, **2:34**

UNDERWRITING

alternative mortgage transactions, **2:2**
insurance, **2:22**
loan rejection, **2:3**

UNIFORM NOTARIAL ACT

generally, **2:26**

UNIQUE IDENTIFIERS

loan
officer, **2:31**
originators, **2:3, 2:24**
mortgage brokers, **2:3**

USURY

generally, **2:39**

WAIVER

servicer licensing, **2:35**

WEB SITES

Division of Finance, **4:1**
NMLS, **4:2**

WET SETTLEMENT ACT

generally, **2:40**

WORDS AND PHRASES

certified funds, **2:40**
financial institution, **2:13, 2:40**
mortgage
broker, **2:7**
loan originator, **2:24**
registered mortgage loan originator, **2:24**
residential mortgage loan commitment, **2:10**

WRITTEN INSTRUMENTS

loan brokerage and fee agreements, **2:7**
lock-in agreement, **2:25**

Index

ADVERTISEMENTS

generally, **2:1**

AFFILIATE

definition, **5:2**

ALTERNATIVE MORTGAGE TRANSACTIONS

generally, **2:2**

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

mortgage companies, **2:2**

ANY ACTION OR PROCEEDING, CIVIL OR CRIMINAL, JUDICIAL OR ADMINISTRATIVE, COMPLETED OR IN PROGRESS

restrictive application of phase, **5:2**

APPLICATIONS

deposit, **2:3, 2:18**

discrimination, **2:14**

form, **5:1**

insurance, sharing information, **2:22**

licensing

form, **5:1**

mortgage loan

companies, **5:1**

originators, form, **5:1**

requirements, **2:24**

low-income household determination, **2:3**

mortgage loan companies, **2:24**

practices, **2:3**

requirements, **5:2**

written instruments, **2:3**

APPRAISALS

borrowers, copies, **2:4**

certification of appraisers, **2:4**

ASSIGNMENTS

generally, **2:5**

mortgage electronic registration system (MERS), **2:5**

ASSUMPTION OF MORTGAGE

transfers, **2:6**

ATTORNEY-CLIENT PRIVILEGE

advisory letters from Attorney General to Financial Institutions Division, **5:4**

ATTORNEY GENERAL

advisory letters

Attorney General to Financial Institutions Division, **5:4**

loan broker fees, **5:5**

consumer protection

complaints, **2:11**

private right of action, **2:11**

fees and charges, advisory letter, **5:5**

BALLOON MORTGAGES

alternative mortgage transactions, **2:2**

BONDS

surety bonds, **5:1**

BRANCH OFFICE

definition, **5:2**

BROKERS

generally, **2:7**

fees and charges, **2:18**

CERTIFICATION

appraisers, **2:4**

CHANGE

amendment of NMLS information, **2:8**

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

CLERICAL OR SUPPORT DUTIES

definition, **5:2**

CLOSING

closing agent defined, **5:2**

disclosures, **2:13**

document preparation, **2:15**

fees and charges, **2:18**

insurance, **2:22**

marital rights, **2:26**

plain English, **2:27**

practices, **2:9**

prohibited loan terms, **2:30**

record retention, **2:31**

security instruments, **2:34**

signature requirements, **2:26**

usury, **2:39**

Wet Settlement Act, **2:40**

COMMISSION OR COMPENSATION

record retention, **2:31**

COMMITMENTS

generally, **2:10**

COMMUNITY PROPERTY

marital rights, **2:26**

COMPLAINTS

consumer protection, **2:11**

CONSUMER PROTECTION

see Attorney General

see Disclosures

see Fraud and Deceit

see Home Loan Protection Act

complaints, **2:11**

discrimination, **2:14**

CONSUMER PROTECTION—Cont'd

- escrows, **2:17**
- false advertising, **2:1**
- financial counseling, **2:28**
- insurance
 - generally, **2:22**
 - disclosures, **2:36**
- Unfair Practices Act. see Unfair or Deceptive Trade Practices

CONTROL

- change, **2:8**

CREDITOR-PLACED INSURANCE

- notice, **2:22**

DAMAGES

- brokering, **2:7**

DECEIT

- see Fraud and Deceit

DEED OF TRUST ACT

- foreclosures, **2:12, 2:19**

DEFICIENCY JUDGMENTS

- see Foreclosures

DEPARTMENT OF REGULATION AND LICENSING

- see Financial Institutions Division

DISCLOSURES

- fees and charges, **2:18**
- Home Loan Protection Act, **2:28**
- insurance, **2:22, 2:36**
- lenders, **2:13**
- mortgage loan
 - companies, **2:13, 5:2**
 - summary, **2:13**
- rate lock, **2:25**
- truth-in-lending statement, **2:13**

DISCRIMINATION

- generally, **2:14**

DOCUMENTS

- see Security Instruments
- acknowledgment of insurance rights, **2:22**
- commitments, **2:10**
- complaint, closing practices of lender, **2:9**
- plain English, **2:27**
- preparation, **2:15**
- prohibited loan terms, **2:30**
- record retention, **2:31**

DUE-ON-SALE CLAUSES

- generally, **2:16**
- leasehold interest, **2:16**

EDUCATION

- mortgage loan originators, **2:24**

ESCROWS

- fees and charges, **2:17**
- insurance proceeds, **2:35**
- record retention, **2:31**

EXAMINATION

- education, **2:24**

EXEMPTIONS

- homesteads, **2:21**
- licensing, **2:24**
- Mortgage Loan Company Act, **2:24**

FEES AND CHARGES

- see Prepayment Penalties
- Attorney General advisory letters, **5:4, 5:5**
- brokering mortgage loans, **2:7**
- brokers, **2:18**
- disclosures, **2:18**
- escrows, **2:17**
- federal preemption, **2:39**
- Home Loan Protection Act, **2:18**
- insurance changes, **2:22**
- late charges
 - generally, **2:18**
 - Home Loan Protection Act, **2:23**
 - limitation, **2:23, 2:28**
- licensing, **2:24**
- limitations
 - generally, **2:18**
 - Attorney General advisory letter, **5:5**
 - Financial Institutions Division memorandum, **5:5**
 - late charges, **2:23**
- mortgage
 - brokers, **2:18**
 - loan
 - companies, **2:18, 5:2**
 - originators, **2:18**
- record retention, **2:31**
- referral fees, **2:32**
- release preparation and recording, **2:33**
- settlement service providers, **2:18**
- third party settlement service providers, **2:18**

FINANCIAL INSTITUTIONS DIVISION

- generally, **1:2**
- address, **4:1**
- advisory letters from Attorney General, **5:4**
- applicability of Home Loan Protection Act, **5:3**
- disclosure requirements, **2:13**
- guidance on telework/remote work from non-licensed locations, **5:9**
- Home Loan Protection Act, **5:3**
- letter from Division regarding mortgage call reports, **5:7**
- licensing, enforcement powers, **2:24**
- memorandum on loan broker fees, **5:5**
- mortgage loan companies, regulations, **5:2**
- predatory lending regulations, **2:28**

FINANCIAL INSTITUTIONS DIVISION—Cont'd

- rules implementing Home Loan Protection Act, **2:28**
- servicing practices, **2:35**
- stacking order for examinations, **2:31, 5:8**
- suspension or revocation of license, **2:40**
- telephone, **4:1**
- web site, **1:2, 4:1**

FLIPPING

- see Loan Flipping

FORECLOSURES

- Deed of Trust Act, **2:12, 2:19**
- deficiency judgments, **2:12**
- due-on-sale clauses, **2:16**
- lack of verification of self-reported income, vacation of judgment, **1:2, 2:28, 3:2**
- power of sale, **2:19**
- procedures, **2:19**
- redemption, **2:19**

FORMS

- applications, **5:1**
- creditor-placed insurance, notice, **2:22, 5:6**
- insurance
 - disclosure, Superintendent of Insurance form, **2:22**
 - placement form, Superintendent of Insurance, **2:36**
- licensing, **5:1**
- surety bonds, **5:1**

FRAUD AND DECEIT

- deceptive trade practices, **2:11, 2:28**
- false advertising, **2:1**
- Mortgage Foreclosure Consultant Fraud Prevention Act, **2:19**
- Mortgage Loan Company Act, **2:11**
- Unfair Practices Act, **2:11, 2:28**

FUTURE ADVANCES

- generally, **2:20**

GARN-ST. GERMAIN DEPOSITORY INSTITUTIONS ACT

- generally, **2:2**

GOOD FAITH ESTIMATES

- disclosures, **2:13**

HEARINGS

- mortgage loan companies, **5:2**
- procedures, **5:2**

HIGH-COST HOME LOANS

- see Home Loan Protection Act
- reasonable due diligence standard, **2:28**

HOME LOAN PROTECTION ACT

- generally, **1:2**
- application practices, verification of income, **2:3**
- compliance by licensees, **2:24**
- consumer protection provisions, **2:11, 2:28, 5:3**
- escrow accounts, **2:17**
- exemption of state-chartered banks, **5:3**

HOME LOAN PROTECTION ACT—Cont'd

- fees and charges, **2:18**
- late charges, limits on, **2:23, 2:28**
- limitations and restrictions on making home loans and high-cost home loans, **2:28**
- loan flipping prohibited, **5:3**
- prepayment penalties, **2:28**
- unfair or deceptive trade practices, **2:11**
- violation as unfair or deceptive trade practice, **2:28**

HOMESTEADS

- joint ownership, exemptions, **2:21**
- liens, **2:21, 2:26**
- tortious conduct, exemptions, **2:21, 3:1**

HUMAN RIGHTS ACT

- generally, **2:14**
- advertisements, **2:1**

IDENTIFIERS

- licensing, **2:24**
- registered loan originator, **2:24**

INDEPENDENT CONTRACTORS

- licensing, **2:24**

INSURANCE

- cancellation, **2:22**
- creditor-placed insurance, **5:6**
- disclosures, **2:22, 2:36**
- escrows, **2:17, 2:35**
- hazard insurance, **2:22**
- lender responsibilities, **2:22**
- natural disaster causing cancellation or nonrenewal, **2:22**
- notice of creditor-placed insurance, **5:6**
- private actions, **2:22**
- proceeds
 - generally, **2:22**
 - escrows, **2:35**
- repair or replacement, use of proceeds, **2:22**
- servicing, **2:22**
- substitution of policy, **2:22**
- tie-ins, **2:22, 2:36**

INTEREST

- see Prepayment Penalties
- adjustable rate mortgages, **2:2**
- alternative mortgage transactions, **2:2**
- Depository Institutions Deregulation and Monetary Control Act, usury, **2:39**
- federal preemption, **2:39**
- Garn-St. Germain Depository Institutions Act, **2:2**
- Home Loan Protection Act, **2:28**
- late charges
 - generally, **2:18**
 - limitation, **2:23, 2:28**
- lock-ins, **2:25**
- usury, **2:39**

INTERNET

- see Web sites

JOURNALS

record retention, **2:31**

LATE CHARGES

see Fees and Charges

LEASEHOLD INTEREST

due-on-sale clauses, **2:16**

LEGISLATION

see Home Loan Protection Act

see Mortgage Loan Company Act

see Mortgage Loan Originator Licensing Act

see Unfair Practices Act

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

Appraisers Act, **2:4**

Deed of Trust Act, **2:12, 2:19**

Depository Institutions Deregulation and Monetary Control Act, usury, **2:39**

electronic notarial acts, **2:41**

Equal Credit Opportunity Act, **2:4**

Garn-St. Germain Depository Institutions Act, **2:2**

Human Rights Act, **2:14**

Mortgage Foreclosure Consultant Fraud Prevention Act, **2:19**

Real Estate Appraisers Act, **2:4**

Uniform Real Property Electronic Recording Act, **2:41**

Wet Settlement Act, **2:40**

LENDERS

application practices, **2:3**

closing practices, complaint, **2:9**

disclosures, **2:13**

escrow accounts, **2:17**

licensing

application form, **5:1**

exemption, **2:24**

surety bond, form, **5:1**

mortgage loan company, definition, **2:24**

record retention, **2:31**

surety bond, form, **5:1**

tie-ins, **2:36**

LIAR LOANS

unverified statement of income, **1:2, 3:2**

vacation of foreclosure judgment, **2:28, 3:2**

LICENSING

see Lenders

amending or surrendering license, **5:2**

amendment of licensing information, **2:8**

applications

fees, **2:24**

mortgage loan

companies, form, **5:1**

originators, form, **5:1**

NMLS, **2:24**

NMLS forms, **5:1**

requirements, **2:24**

education, **2:24**

LICENSING—Cont'd

- exemptions, **2:24, 5:2**
- expiration, **2:24**
- FAQs by Financial Institutions Division, **2:24**
- fees, **2:24**
- Financial Institutions Division enforcement powers, **2:24**
- forms, **5:1**
- Home Loan Protection Act compliance, **2:24**
- loan originators, **2:24**
- mortgage loan
 - company, **2:24, 5:1**
 - originators, **5:1**
- Mortgage Loan Company Act, **2:24**
- Mortgage Loan Originator Licensing Act, **2:24**
- NMLS. see Nationwide Mortgage Licensing System (NMLS)
- renewal, **2:24**
- requirements, **5:2**
- suspension or revocation, **2:40**

LIENS

- due-on-sale clauses, **2:16**
- future advances, **2:20**
- homestead, **2:21, 2:26**

LOAN ACT

- generally, **1:2**

LOAN FLIPPING

- Home Loan Protection Act, **5:3**
- predatory lending practices, **2:28**
- refinancing without reasonable tangible net benefit to borrower, **2:28, 3:2**

LOAN PROCESSOR OR UNDERWRITER

- definitions, **5:2**

LOAN SERVICERS

- assignments of mortgage, **2:5**
- due-on-sale clauses, **2:16**
- escrows
 - insurance proceeds, **2:35**
 - record retention, **2:31**
- fees and charges, **2:18**
- Financial Institutions Department authority, **2:35**
- insurance
 - confidentiality, **2:22**
 - proceeds, **2:35**
 - substitution, fees prohibited, **2:22**
- payoff, **2:33**
- practices, **2:35**
- record retention
 - generally, **2:31**
 - escrows, **2:31**
- releases, **2:33**
- third party settlement service providers, **2:18**
- transfers, **2:37**

LOCATION

- change, **2:8**

LOCK-INS

disclosures, **2:13, 2:25**
interest rate, **2:25**

LOW-INCOME HOUSEHOLD

applications, **2:3**
deficiency judgments, **2:12**

MALICIOUS CONDUCT BY HOMEOWNER

homestead exemption, **2:21, 3:1**

MANAGEMENT

change, **2:8**

MARITAL RIGHTS

generally, **2:26**
community property, **2:26**

MOBILE HOMES

prepayment penalties, **2:29**
prohibited loan terms, **2:30**

MORTGAGE CALL REPORTS

letter from Financial Institutions Division regarding, **5:7**
licensees, **2:24**

MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS)

assignments, **2:5**

MORTGAGE LOAN COMPANIES

see Mortgage Loan Company Act
advertisements, **2:1**
alternative mortgage transactions, **2:2**
applications, **2:24**
appraisals, **2:4**
brokering, **2:7**
definition, **2:24, 5:2**
disclosures, **2:13, 5:2**
exemptions from licensing, **2:24**
fees and charges, **5:2**
hearings, **5:2**
insurance amount, **2:22**
licensing
 applications
 generally, **2:7**
 forms, **5:1**
 NMLS, **2:24**
 regulations, **5:2**
 surety bond, form, **5:1**
loan journal, **2:31**
record retention, **2:31**
referral fees, **2:32**
regulations, **5:2**
surety bonds
 form, **5:1**
 regulations, **5:2**
truth-in-lending statement, **2:13**

MORTGAGE LOAN COMPANY ACT

generally, **1:2**

MORTGAGE LOAN COMPANY ACT—Cont'd

- brokering mortgage loans, **2:7**
- commissions, regulation, **2:7**
- consumer protection, **2:11**
- deceptive trade practices, **2:11**
- defined to include loan brokering, **2:7**
- disclosures, **2:13**
- exemptions
 - generally, **2:24**
 - advisory letters from Attorney General to Financial Institutions Division, **5:4**
- fees and charges, limitation, **2:18**
- licensing, **2:7, 2:24**
- record retention, **2:31**

MORTGAGE LOAN COMPANY AND LOAN BROKER ACT

see Mortgage Loan Company Act

MORTGAGE LOAN ORIGINATOR LICENSING ACT

- generally, **1:2**
- licensing, generally, **2:24**

MORTGAGE LOAN ORIGINATORS

- advertisements, **2:1**
- alternative mortgage transactions, **2:2**
- application practices, **2:3**
- appraisals, **2:4**
- best efforts, **2:24**
- definitions, **2:24, 5:2**
- disclosures, **2:13**
- education requirements, **2:24**
- examination, **2:24**
- exemptions, **2:24**
- fees and charges, limitations, **2:18**
- independent contractors, licensing as loan originators, **2:24**
- lending regulations, **5:2**
- licensing
 - generally, **2:24, 5:1**
 - application form, **5:1**
 - Mortgage Loan Originator Licensing Act, **1:2, 2:24**
 - surety bond, form, **5:1**
- mortgage loan originator defined, **2:24**
- Mortgage Loan Originator Licensing Act, **1:2, 2:24**
- NMLS
 - identifier
 - licensing, **2:24**
 - registered loan originator, **2:24**
- prohibited practices, **2:24**
- qualified manager of mortgage loan company, **2:24**
- record retention, **2:31**
- referral fees, **2:32**
- registered
 - loan originator defined, **2:24**
 - mortgage loan originator defined, **5:2**
- regulations, **5:2**
- renewal of license, **2:24**
- surety bond form, **5:1**

MORTGAGE LOAN ORIGINATORS—Cont'd

truth-in-lending statement, **2:13**

NAME

change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

applications

generally, **2:24, 5:1**

forms, **5:1**

licensing

applications, **2:24, 5:1**

background check, **2:24**

education, **2:24**

fees, **2:24**

forms, **5:1**

mortgage loan originators, **2:24, 5:1**

qualifications, **2:24**

renewal, **2:24**

mortgage call reports, quarterly filing, **2:24**

registered loan originators, **2:24**

Resource Center, **4:2**

web site, **4:2**

NONTRADITIONAL MORTGAGE PRODUCT

definition, **5:2**

NOTARIAL ACTS

electronic acts regulations, **2:41**

NOTICES

see also Disclosures

assignments of mortgage, **2:5**

creditor-placed insurance, **5:6**

ORIGINATORS

see Mortgage Loan Originators

PAYOFF

generally, **2:33**

PENALTIES

see Prepayment Penalties

PREDATORY LENDING PRACTICES

see Home Loan Protection Act

generally, **2:28**

PREEMPTION

Home Loan Protection Act, **5:3**

usury, **2:39**

PREPAYMENT PENALTIES

generally, **2:29**

Home Loan Protection Act, **2:28**

PRIORITY

liens, **2:20**

PRIVATE RIGHT OF ACTION

consumer protection, **2:11**

PROCESSING

discrimination, **2:14**
marital rights, **2:26**
signature requirements, **2:26**

PURCHASE MONEY MORTGAGES

signature requirements, **2:26**

QUALIFIED MANAGER

definition, **5:2**

RATE LOCK-INS

disclosures, **2:13**

REAL ESTATE APPRAISERS ACT

generally, **2:4**

REASONABLE ABILITY TO PAY

documentation, **5:2**

REASONABLE DUE DILIGENCE STANDARD

high-cost home loans, **2:28**

RECORDING

assignments, **2:5**
electronic recording, **2:41**
letter from Financial Institutions Division regarding mortgage call reports, **5:7**
mortgage call reports, **2:24, 5:7**
releases, **2:33**
retention, **2:31**
satisfaction of mortgage, **2:33**

RECORD RETENTION

generally, **2:31**

REFERRAL FEES

generally, **2:32**

REGISTERED LOAN ORIGINATOR

generally, **2:24**
NMLS identifier, **2:24**

REGISTERED MORTGAGE LOAN ORIGINATOR

definition, **5:2**

REGISTRATION

see Licensing
definition of registered mortgage loan originator, **5:2**

REGULATORY AGENCIES

see Attorney General
see Financial Institutions Division
Department of Regulation and Licensing. see Financial Institutions Division
Division of Insurance, **2:22**
Superintendent of Insurance, insurance placement form, **2:36**

REGULATORY INFORMATION SOURCES

mortgage regulators, **4:1**
NMLS, **4:2**

RELEASE

generally, **2:33**

REPAIRS OR MAINTENANCE

insurance proceeds, **2:22, 2:35**

SECURITY INSTRUMENTS

adjustable rate mortgages, **2:2**

alternative mortgage transactions, **2:2**

mortgages, **2:34**

power of sale, **2:19**

prohibited loan terms, **2:30**

trustees, **2:38**

SERVICING

see Loan Servicers

SIGNATURE REQUIREMENTS

generally, **2:26**

SPONSORSHIP

mortgage loan originator sponsorship, **5:2**

STACKING ORDERS

financial institutions division, **2:31, 5:8**

STATEMENT OF INCOME

application practices, **2:3**

liar loans, unverified statement, **1:2**

vacating foreclosure judgment, unverified statement of income, **2:28, 3:2**

STREAMLINE LOAN PROGRAM

demonstrated ability to pay, **2:24**

SUBSTITUTION

insurance policy, **2:22**

SUPREME COURT

foreclosure judgment vacated, unverified statement of income, **2:28, 3:2**

SURETY BONDS

mortgage loan

company, **5:1**

originators, **5:1**

TIE-INS

insurance, **2:22, 2:36**

TIME OR DATE

foreclosure redemption period, **2:19**

record retention, **2:31**

TITLE INSURER

recording satisfaction of mortgage, **2:33**

TORTIOUS CONDUCT BY HOMEOWNER

homestead exemption, **2:21, 3:1**

TRANSFERS

assignments, **2:5**

assumption of mortgage

generally, **2:6**

interest rate increases, **2:16**

due-on-sale clauses, **2:16**

servicing, **2:37**

TRUSTEES

notice of assignment of mortgage, **2:5**
powers and duties, **2:38**
successor trustee, **2:38**

UNDERWRITING

appraisals, **2:4**
commitments, **2:10**
discrimination, **2:14**
insurance, **2:22**

UNFAIR OR DECEPTIVE TRADE PRACTICES

consumer protection, generally, **2:11**
deceptive practices, generally, **2:11**
false advertising, **2:1**
Home Loan Protection Act, **2:11, 2:28**
New Mexico Unfair Practices Act, **2:11**

USURY

generally, **2:39**

WEB SITES

Department of Regulation and Licensing, **4:1**
Financial Institutions Division, **1:2, 4:1**
NMLS, **4:2**

WET SETTLEMENT ACT

generally, **2:40**

WORDS AND PHRASES

adjustable rate home loan, **2:28**
closing agent, **5:2**
flipping, **3:2**
high-cost home loan, **2:28**
home loan, **2:28**
mortgage
loan, **2:24**
company, **2:7, 2:24**
originator, **2:24**
net loan funds, **2:40**
registered
loan originator, **2:24**
mortgage loan originator, **5:2**
servicer, **5:2**

WRITTEN INSTRUMENTS

applications, **2:3**
loan application deposit, **2:18**
rate lock-in disclosure, **2:25**

Index

ACCELERATION

notices, default, **2:19**

ADJUSTABLE RATE MORTGAGES

alternative mortgage transactions, **2:2**

ADMINISTRATOR OF CONSUMER AFFAIRS

see Regulatory Agencies

ADVERTISEMENTS

generally, **2:1**

private right of action, **2:1**

AFFIDAVIT

foreclosure, **2:19**

ALTERNATIVE MORTGAGE TRANSACTIONS

adjustable rate mortgages, **2:2**

Alternative Mortgage Transaction Parity Act of 1982, **2:2**

balloon mortgages, **2:2**

shared equity mortgages, **2:2**

APPLICATIONS

confidentiality, **3:1**

fees, **2:3**

licensing

checklist, **5:1**

fees, **2:24**

forms, **5:1, 5:4**

mortgage loan originators, **5:4**

NMLS, **5:1**

practices, **2:3**

APPRAISAL MANAGEMENT COMPANIES

registration, **2:4**

APPRAISALS

generally, **2:4**

copies to borrowers, **2:4**

qualifications of appraisers, **2:4**

registration of appraisal management companies, **2:4**

waiver of appraisalment, **2:34**

ASSIGNMENTS

generally, **2:5**

ASSUMPTION OF MORTGAGE

generally, **2:6**

ATTORNEY GENERAL

see Regulatory Agencies

ATTORNEYS

title insurance policy review, **2:22**

BALLOON MORTGAGES

alternative mortgage transactions, **2:2**

BANKRUPTCY

foreclosure as fraud on Bankruptcy Court, **3:5**

BRANCH OFFICES

licensing, **2:24**

BROKERS

see Mortgage Brokers

CHANGE

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

CHARGES

see Fees and Charges

CLOSING

alien ownership, **2:9**

disclosures, **2:13**

document preparation, **2:15**

fees and charges, **2:18**

insurance, **2:22**

marital rights, **2:26**

plain English, **2:27**

practices, **2:9**

prohibited loan terms, **2:30**

security instruments, **2:34**

signature requirements, **2:26**

trustees, **2:38**

usury, **2:39**

Wet Settlement Act, **2:40**

COMMISSIONER OF CONSUMER CREDIT

see Regulatory Agencies

COMMITMENTS

generally, **2:10**

COMMON LAW SPOUSE

homestead rights, **3:2**

COMPLAINTS

Administrator of Consumer Credit, **2:11, 2:24**

Attorney General, Consumer Protection Division, **2:11**

CONFIDENTIALITY

applications, **3:1**

CONSTRUCTION INDUSTRIES BOARD

Home Inspection Licensing Act, **2:4**

CONSUMER CREDIT CODE

disclosures, **2:13**

discrimination, **2:14**

excluded loans, **1:2**

Uniform Consumer Credit Code, UCCC, **1:2**

CONSUMER PROTECTION

see Disclosures
see Home Ownership and Equity Protection Act
advertisements, **2:1**
application practices, **2:3**
Attorney General Consumer Protection Division, **2:11**
Banking Code advertising restrictions, **2:1**
commercial solicitations, **2:1**
complaints, mandatory investigation by Administrator of Consumer Credit, **2:11**
Consumer Credit Code, disclosures, **2:13**
Consumer Protection Act, **2:11**
Consumer Protection Division, **2:11**
discrimination, **2:14**
facsimile machines, commercial solicitations, **2:1**
mortgage lending as consumer transaction, **2:11**
power of sale, disclosure, **2:19**
Security Breach Notification Act, **2:41**

CONSUMER PROTECTION ACT

generally, **2:11**

CONTRACTS FOR DEED

mortgage transactions, **2:41**

CONTROL

change, **2:8**

COPIES

“commercial solicitation,” use of telecopier or facsimile for purpose of transmitting, **2:1**

DEEDS

contracts for deed, mortgage transactions, **2:41**
transfer on death, **3:6**

DEFICIENCY JUDGMENTS

see Foreclosures

DEFINITIONS

see Words and Phrases

DEMAND LETTER

release, **2:33**

DEPARTMENT OF CONSUMER CREDIT

see Regulatory Agencies

DISCLOSURES

Consumer Credit Code requirements, **2:13**
fees and costs, **2:18**
high-cost home loans, **2:13**
Home Ownership and Equity Protection Act, **2:13, 2:28**
insurance
 homeowners, **2:22**
 title, **2:13**
power of sale, **2:19**
psychologically impacted real estate, **2:41**
Real Estate Settlement Procedures Act, **2:13**
Security Breach Notification Act, **2:41**
subsection 10 mortgages, **2:28**
title protection documents, **2:13**

DISCRIMINATION

generally, **2:14**

DOCUMENTS

see Security Instruments

commitments, **2:10**

execution requirements, lenders

generally, **2:15**

assumption of mortgage, **2:6**

plain English, **2:27**

power of sale, requirements, **2:19**

preparation, **2:15**

prohibited loan terms, **2:30**

recording requirements, **2:34**

record retention, **2:31**

Uniform Real Property Electronic Recording Act, **2:15**

DUE-ON-SALE CLAUSES

generally, **2:16**

EDUCATION

licensing, **2:24**

ESCHEAT

alien-owned property after five years, **2:9**

ESCROWS

generally, **2:17**

ESTATES

payment of mortgage balance, **3:6**

EXAMINATION

Oklahoma Title Examination Standards, **2:41**

EXEMPTIONS

homestead property, **2:21**

licensing, **2:7**

FAIR MARKET VALUE

deficiency judgments, **2:12**

FEES AND CHARGES

see Prepayment Penalties

applications

generally, **2:3**

licensing, **2:24**

deficiency judgments, **2:12**

disclosures, **2:13, 2:18**

document preparation, **2:15**

foreclosures, **2:12**

insurance replacement fee, **2:22**

late charges, **2:23**

Mortgage Broker and Mortgage Loan Originator Recovery Fund, **2:24**

predatory lending, **2:28**

referral fees, **2:32**

FINES

licensing violations, **1:2, 2:24**

FORECLOSURES

- affidavit, **2:19**
- appraisement waiver, **2:34**
- confirmation of sheriff's sale, equitable denial, **3:4**
- deficiency judgments, **2:12**
- fraud on Bankruptcy Court, **3:5**
- friendly foreclosure, **2:19, 3:5**
- homestead property, **2:12, 2:19**
- judicial, **2:19**
- minimum bid, **2:19**
- notices
 - intention, **2:19**
 - sale, **2:19**
- objection, **2:19**
- power of sale
 - deficiency judgments, **2:12**
 - procedures, **2:19**
- Power of Sale Foreclosure Act, **2:19**
- redemption, **2:19**
 - equitable, **3:4**
 - prohibited loan terms, **2:30**
- second mortgagees, failure to join, **3:3**
- sheriff's sale, denial of confirmation, **3:4**
- standing to foreclose, **2:19**
- waiver of appraisement, **2:19, 2:34**

FORMS

- certificate of fictitious name, **5:1**
- license application
 - mortgage
 - brokers, **5:1**
 - lenders, **5:1**
 - loan originators, **5:4**
- power of sale, notice, **2:19**

FRAUD AND DECEIT

- foreclosure as fraud on Bankruptcy Court, **3:5**
- mortgage guaranty insurance, recovery, **2:22**

FUTURE ADVANCES

- generally, **2:20**

HIGH-COST HOME LOANS

- see Home Ownership and Equity Protection Act
- disclosures, **2:13**
- prepayment penalties, **2:28**

HOME OWNERSHIP AND EQUITY PROTECTION ACT

- generally, **1:2, 2:28**
- consumer protection, generally, **2:11**
- disclosures, **2:13**
- subsection 10 mortgages
 - disclosures, **2:28**
 - predatory lending practices, **2:28**
- violation of provisions, **2:28**

HOMESTEAD PROPERTY

- generally, **2:21**

HOMESTEAD PROPERTY—Cont'd

- acceleration of loan, notices, **2:19**
- common law spouse's rights, **3:2**
- deficiency judgments, **2:12, 2:19**
- definition, **2:21**
- exemption, **2:21**
- lease of property, **2:21**
- marital rights, **3:2**
- power of sale, procedures, **2:19**
- signature requirements, **2:21, 2:26**

IDENTIFIERS

- see Unique Identifiers

IDENTITY THEFT

- Security Breach Notification Act, **2:41**

INDEPENDENT CONTRACTORS

- brokering mortgage loans, **2:7**

INSURANCE

- see Title Insurance
- fire, **2:22**
- hazard insurance, **2:22**
- homeowners, **2:22**
- mortgage guaranty insurance, **2:22**
- private mortgage insurance, **2:22**
- replacement fee, **2:22**
- tie-ins, **2:22, 2:36**

INTEREST

- see Prepayment Penalties
- alternative mortgage transactions, **2:2**
- balloon mortgages, **2:2**
- escrows, **2:17**
- Home Ownership and Equity Protection Act, **2:28**
- late charges, **2:23**
- lock-ins, **2:25**
- usury, **2:39**

INTERNET

- see Web Sites

INVESTIGATIONS

- licensees, investigation by Commissioner of Consumer Credit, **2:24**
- licensing complaints, **2:11**
- mortgage brokers, investigation by Administrator of Consumer Credit, **2:24, 5:5**

JOINING OF FIRST AND SECOND MORTGAGES

- foreclosure action, **3:3**

LATE CHARGES

- generally, **2:23**

LEASES

- homestead property, **2:21**

LEGISLATION

- see Consumer Credit Code
- see Home Ownership and Equity Protection Act
- see Oklahoma SAFE Mortgage Licensing Act

LEGISLATION—Cont'd

- Alternative Mortgage Transaction Parity Act of 1982, **2:2**
- Appraisal Management Company Regulation Act, **2:4**
- Certified Real Estate Appraiser's Act, **2:4**
- Consumer Protection Act, **2:11**
- Equal Credit Opportunity Act, **2:4**
- Home Inspection Licensing Act, **2:4**
- Power of Sale Foreclosure Act, **2:19**
- Real Estate Settlement Procedures Act
 - disclosures, **2:13**
 - enforcement, **5:6**
- Security Breach Notification Act, **2:41**
- Truth in Lending Act disclosures, **2:13**
- Uniform Consumer Credit Code, UCCC, **1:2**
- Uniform Electronic Transaction Act, **2:34**
- Uniform Real Property Electronic Recording Act, **2:15, 2:41**
- Wet Settlement Act, **2:40**

LENDERS

- see Mortgage Lenders

LICENSING

- see Applications
- see Oklahoma SAFE Mortgage Licensing Act
- administrative fines for violations, **1:2, 2:24**
- appraisers, **2:4**
- branch offices, **2:24**
- clarification of requirements and exemptions, Declaratory Rule of 2014, **2:24**
- Commissioner of Consumer Credit
 - generally, **2:7**
 - clarification of requirements and exemptions, **2:24**
 - investigation and examination of licensees, **2:24**
 - Official Declaratory Ruling on Mortgage Lender Licensing (April 2014), **2:24**
- complaints, investigation, **2:11**
- continuing education, **2:24**
- Department of Consumer Credit
 - generally, **2:24**
 - rules, **5:2**
- exemptions, **2:7, 2:24**
- fees, **2:24**
- in-state office, **2:24**
- manufactured housing manufacturers and salespersons, **2:24, 5:3**
- mortgage
 - brokers, **2:7, 2:24, 5:1**
 - lenders, **2:7, 2:24, 5:1**
 - loan originators, **2:7, 2:24, 5:4**
- Mortgage Broker and Mortgage Loan Originator Recovery Fund, **2:24**
- NMLS. see Nationwide Mortgage Licensing System and Registry (NMLS)
- non-profit organizations and employees, **2:24**
- offices, **2:24**
- penalties, **2:24**

LIENS

- future advances, **2:20**
- homestead, deficiency judgments, effect, **2:12**
- priority, **2:20**

LIENS—Cont'd

second mortgagees, foreclosures, **3:3**

LOAN ORIGINATORS

see Mortgage Loan Originators

LOAN SERVICING

assignments of mortgage, **2:5**

clarification of activities, **1:2**

Department of Consumer Credit Official Declaratory Ruling on Mortgage Servicing, **5:7**

due-on-sale clauses, **2:16**

escrows, **2:17**

payment of real estate taxes, **2:17**

payoff, **2:33**

practices, **2:35**

record retention

generally, **2:31**

releases, **2:33**

taxes, **2:35**

transfers, **2:37**

LOCATION

change, **2:8**

LOCK-INS

interest, **2:25**

LOSS PAYABLE CLAUSE

insurance, **2:22**

MANAGEMENT

change, **2:8**

MANUFACTURED HOUSING RETAILERS AND SALESPERSONS

licensing, **2:24, 5:3**

MARITAL RIGHTS

discrimination, **2:14**

homestead property, **3:2**

processing, **2:26**

MINIMUM BID

foreclosure, **2:19**

MORTGAGE BROKERS

Administrator of Consumer Credit, at will examination of brokers, **2:24**

advertisements, **2:1**

branch office, **2:24**

certificate of fictitious name, form, **5:1**

definition, **2:7, 2:24**

Department of Consumer Credit, licensing, **2:24**

Department of Consumer Credit rules, **5:2**

disclosures, **2:13**

fees and charges, **2:18**

investigation and examination of licensees

Administrator of Consumer Credit, **2:11, 2:24**

Commissioner of Consumer Credit, **2:24**

investigations, **5:5**

licensing

generally, **1:2, 2:24, 5:1**

MORTGAGE BROKERS—Cont'd

licensing—Cont'd

Commissioner of Consumer Credit, **2:7**

Department of Consumer Credit, **2:24**

NMLS, **2:7**

threshold credit score licensing condition, **2:24**

loan brokerage agreement, **2:3**

Mortgage Broker and Mortgage Loan Originator Recovery Fund, **2:24**

NMLS licensing, **2:7**

NMLS registration of licensees, **2:24**

Oklahoma SAFE Mortgage Licensing Act, **2:7**

principal place of business, **2:24**

record retention, **2:31**

referral fees, **2:32**

registration of licensees, **2:24**

sponsorship of loan originators, **2:24**

threshold credit score licensing condition, **2:24**

unique identifier, **2:24**

MORTGAGE GUARANTY INSURANCE

fraudulent statement, recovery under policy, **2:22**

MORTGAGE LENDERS

advertisements, **2:1**

alternative mortgage transactions, **2:2**

assignments, execution, **2:5**

assumption of mortgage, execution, **2:6**

branch office licensing, **2:24**

definition, **2:24**

Department of Consumer Credit, licensing, **2:24**

disclosures, **2:13**

insurance, rights, **2:22**

licensing

generally, **1:2, 2:7, 2:24**

Commissioner of Consumer Credit, **2:7**

Department of Consumer Credit, **2:24**

forms, **5:1**

NMLS, **2:7**

threshold credit score licensing condition, **2:24**

loan brokerage agreement, **2:3**

NMLS

licensing, **2:7**

registration of licensees, **2:24**

non-profit lenders, licensing, **1:2**

principal place of business, **2:24**

registration of licensees, **2:24**

sponsorship of loan originators, **2:24**

surety bond, **2:24**

threshold credit score licensing condition, **2:24**

tie-ins, **2:36**

unique identifiers, **2:24**

MORTGAGE LOAN ORIGINATORS

advertisements, **2:1**

application

generally, **5:4**

practices, **2:3**

MORTGAGE LOAN ORIGINATORS—Cont'd

- definition of mortgage loan originator, **2:7, 2:24**
- Department of Consumer Credit, licensing, **2:24**
- disclosures, **2:13**
- education, **2:24**
- examination, **2:24**
- fees and charges, **2:18**
- identifiers, **2:8**
- licensing
 - generally, **1:2, 2:7, 2:24, 5:4**
 - Commissioner of Consumer Credit, **2:7**
 - Department of Consumer Credit, **2:24**
 - NMLS, **2:7**
- loan brokerage agreement, **2:3**
- Mortgage Broker and Mortgage Loan Originator Recovery Fund, **2:24**
- NMLS
 - licensing, **2:7**
 - registration, **2:24**
- referral fees, **2:32**
- registered mortgage loan originator, **2:24**
- registration of licensees, **2:24**
- sponsorship by licensed mortgage broker or lender, **2:24**
- tie-ins, **2:36**
- unique identifiers, **2:24**

NAME

- change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

- change of control, location, management, or name, **2:8**
- Department of Consumer Credit, **5:1**
- fees and charges, **2:24**
- licensing
 - generally, **2:7, 2:24**
 - application, **5:1**
 - Department of Consumer Credit, **5:1**
- mortgage
 - broker, **5:1**
 - lenders, **5:1**
 - loan originators, **5:4**
- mortgage
 - brokers, **2:7**
 - lenders, **2:7**
 - loan originators, **2:7**
- registration of licensees, **2:24**
- Resource Center, **4:2**
- unique identifiers, **2:24**
- web site, **4:2**

NON-PROFIT ORGANIZATIONS OR EMPLOYEES

- licensing, **2:24**

NOTICES

- deficiency judgment, **2:12**
- foreclosures
 - notice of intention, **2:19**
 - sale notices, **2:19**

OKLAHOMA INDEX

NOTICES—Cont'd

sale notices

contents, **2:19**

foreclosures, **2:19**

Security Breach Notification Act, **2:41**

OKLAHOMA CONSUMER CREDIT CODE

see Consumer Credit Code

OKLAHOMA SAFE MORTGAGE LICENSING ACT

generally, **1:2**

administration of Act by Department of Consumer Credit, **4:1**

advertisements, **2:1**

Department of Consumer Credit, administration of Act, **4:1**

licensing, **2:7, 2:24**

overview, **1:2**

ORIGINATORS

see Mortgage Loan Originators

PAYOFF

generally, **2:33**

PENALTIES

Commission of Consumer Credit, administrative penalties, **2:24**

failure to release mortgage, **2:33**

Home Ownership and Equity Protection Act, violations, **2:28**

licensing violations, **2:24**

prepayment penalties, **2:29**

POWER OF SALE FORECLOSURE ACT

generally, **2:19**

PREDATORY LENDING PRACTICES

generally, **2:28**

PREPAYMENT PENALTIES

generally, **2:29**

PRIORITY

liens, **2:20**

PROCESSING

appraisals, **2:4**

discrimination, **2:14**

marital rights, **2:26**

signature requirements, **2:26**

PSYCHOLOGICALLY IMPACTED REAL ESTATE

disclosure, **2:41**

PURCHASE MONEY MORTGAGE

homestead rights, **3:2**

REAL ESTATE SETTLEMENT PROCEDURES ACT

disclosures, **2:13**

enforcement, **5:6**

RECORDING

assignments, **2:5**

document requirements, **2:34**

releases, **2:33**

RECORDING—Cont'd

Uniform Real Property Electronic Recording Act, **2:15, 2:41**

RECORD RETENTION

generally, **2:31**

trust account records, **2:18, 2:31**

REDEMPTION

confirmation of sheriff's sale, equitable denial, **3:4**

procedures, **2:19**

prohibited loan terms, **2:30**

REFERRAL FEES

generally, **2:32**

REGISTERED MORTGAGE LOAN ORIGINATOR

definition, **2:24**

REGISTRATION

appraisal management companies, **2:4**

mortgage

brokers, **2:24**

lenders, **2:24**

loan originators, **2:24**

REGULATORY AGENCIES

Administrator of Consumer Credit

consumer complaints, **2:11, 2:24**

examination of mortgage brokers, **2:24**

Attorney General

Administrator of Consumer Credit, authority

licensed mortgage brokers, investigations, **2:24, 5:5**

Real Estate Settlement Procedures Act enforcement, **5:6**

consumer complaints to Consumer Protection Division, **2:11**

Consumer Protection Division, **2:11**

investigations of mortgage brokers, **5:5**

licensing of non-profit organizations and employees, **2:24**

non-profit lenders, licensing, **1:2**

Oklahoma Title Examination Standards, **2:41**

Banking Code advertising restrictions, **2:1**

Commissioner of Consumer Credit

generally, **1:2**

administrative penalties, **2:24**

investigation and examination of licensees, **2:24**

licensing, **2:7, 2:24**

Official Declaratory Ruling on Mortgage Lender Licensing (April 2014), **2:24**

Construction Industries Board, **2:4**

Consumer Credit Code, excluded loans, **2:24**

Department of Consumer Credit

address, **4:1**

manufactured housing retailers and salespersons, licensing, **5:3**

Official Declaratory Ruling on Mortgage Servicing, **5:7**

overview, **1:2**

Real Estate Settlement Procedures Act enforcement, **5:6**

rules, **5:2**

servicing, Declaratory Ruling on Mortgage Servicing, **2:35**

telephone, **4:1**

web site, **4:1**

REGULATORY AGENCIES—Cont'd

Opinion 2003-32 of Attorney General, authority of Administrator of Consumer Credit to investigate licensed mortgage brokers, **5:5**

Opinion 2006-5 of Attorney General, authority of Administrator of Consumer Credit to enforce Real Estate Settlement Procedures Act, **5:6**

REGULATORY INFORMATION SOURCES

mortgage regulators and regulations, **4:1**

NMLS, **4:2**

RELEASE

generally, **2:33**

SECTION 15 RELEASE

generally, **2:33**

SECURITY INSTRUMENTS

adjustable rate mortgages, **2:2**

alternative mortgage transactions, **2:2**

balloon mortgages, **2:2**

future advances, **2:20**

homestead property, **2:26, 3:2**

marital rights, **2:26, 3:2**

power of sale, notice, **2:19**

prohibited loan terms, **2:30**

recording requirements, **2:34**

shared equity mortgages, **2:2**

SERVICE OF PROCESS

notice of foreclosure, **2:19**

SERVICING

see Loan Servicing

SHARED EQUITY MORTGAGES

alternative mortgage transactions, **2:2**

SIGNATURE REQUIREMENTS

generally, **2:26**

assumption of mortgage, **2:6**

homestead, **2:21**

SOLICITATIONS

restrictions, **2:1**

STAMP TAX

servicing practices, **2:35**

STANDARD MORTGAGEE CLAUSE

insurance, **2:22**

STANDING TO FORECLOSE

generally, **2:19**

STATEMENT

foreclosure by power of sale, **2:19**

power of sale, **2:34**

SUBSECTION 10 MORTGAGES

see Home Ownership and Equity Protection Act

SURETY BOND

mortgage lenders, **2:24**

THIRD-PARTY SERVICES

fees received for, **2:18**

TIE-INS

insurance, **2:22, 2:36**

TIME OR DATE

record retention, **2:18, 2:31**

TITLE COMPANIES

closing practices, **2:9**

TITLE INSURANCE

authorized issuers, **2:22**

disclosures, **2:13**

Oklahoma Title Examination Standards, **2:41**

review of policy by Oklahoma licensed attorney, **2:22**

TRANSFERS

aliens, restrictions, **2:9**

assignments, **2:5**

assumption of mortgage, **2:6**

death, **3:6**

due-on-sale clauses, **2:16**

estates, **3:6**

execution requirements, lender, **2:5**

homestead property, **2:26**

marital rights, **2:26**

psychologically impacted real estate, **2:41**

servicing, **2:37**

signature requirements, **2:21, 2:26**

TRUST ACCOUNTS

record retention, **2:31**

TRUSTEES

closing, **2:38**

TRUTH IN LENDING

disclosures, **2:13**

UNDERWRITING

appraisals, **2:4**

commitments, **2:10**

discrimination, **2:14**

insurance, **2:22**

tie-ins, **2:36**

UNIFORM ELECTRONIC TRANSACTION ACT

security instrument, **2:34**

UNIFORM REAL PROPERTY ELECTRONIC RECORDING ACT

enactment, **2:41**

plain English, **2:27**

UNIQUE IDENTIFIERS

advertisements, **2:1**

registration of licensees, **2:24**

USURY

generally, **2:39**

WAIVER OF APPRAISEMENT

security instruments, **2:34**

WEB SITES

Department of Consumer Credit, **4:1**

NMLS, **4:2**

WET SETTLEMENT ACT

see Closing

WORDS AND PHRASES

consumer transaction, **2:11**

excluded loan, **2:24**

financial institutions, **2:10**

homestead, **2:21**

loan servicing, **1:2**

mortgage

broker, **2:7, 2:24**

lender, **2:24**

loan originator, **2:7, 2:24**

psychologically impacted real estate, **2:41**

registered mortgage loan originator, **2:24**

release, **2:33**

residential mortgage loan, **2:7**

servicing, **2:35**

subsection 10 mortgages, **2:28**

WRITTEN INSTRUMENTS

assignments, **2:5**

commitments, **2:10**

demand for release, **2:33**

Index

ACCELERATION

- due-on-sale clauses, **2:16**
- notice, **2:16**

ADVERTISEMENTS

- Commissioner of Savings and Mortgage Lending, enforcement, **2:1**
- disciplinary action, **2:1**
- enforcement by Commissioner of Savings and Mortgage Lending, **2:1**
- Truth-in-Lending Act, **2:1**

AFFIDAVIT

- release by, **2:33**

AFFORDABLE HOME OWNERSHIP LENDING

- auxiliary mortgage loan activity company, **2:7**

AGENT STATUS

- mortgage broker as agent of investor, **3:18**

AGE OF PERSON

- reverse mortgages, **3:19**

ALTERNATIVE MORTGAGE TRANSACTIONS

- generally, **2:2**
- Alternative Mortgage Transaction Parity Act of 1982, **2:2**
- balloon mortgages, **2:2**
- reverse mortgages, **2:2, 3:19**
- shared equity mortgages, **2:2**

APPLICATIONS

- disclosures, **2:13**
- fees, **2:24**
- practices, **2:3**
- procedures, **2:24**
- record retention, **2:31**

APPRAISAL MANAGEMENT COMPANY

- Appraisal Management Company Registration and Regulation Act, **2:4**

APPRAISALS

- Equal Credit Opportunity Act, **2:4**
- foreclosures, **2:12**
- loan applicants, **2:4**
- mortgage
 - fraud, **2:4**
 - loan originators, **2:4**

ARBITRATION

- military service member, **3:17**
- mortgage clause, **3:17**

ASSIGNMENTS

- generally, **2:5**
- rescission of transaction, **3:15**

ASSUMPTION OF MORTGAGE

generally, **2:6**

ATTORNEY GENERAL

see Regulatory Agencies

AUXILIARY MORTGAGE LOAN ACTIVITY COMPANY

definition, **2:7**

BALLOON MORTGAGES

generally, **2:2**

high-cost home loans, **2:28**

BANKERS

see Mortgage Bankers

BANKRUPTCY

residential cramdown restriction, **3:8**

BEST PRACTICES

real estate settlement, **5:2**

BINDERS

insurance, **2:22**

BRANCH OFFICES

licensing, **2:7**

BROKERS

see Mortgage Brokers

CALL REPORTS

filing with NMLS, **2:24**

CHANGE

control, **2:8**

location, **2:8**

management, **2:8**

name, **2:8**

notice of change to Commissioner of Department of Savings and Mortgage Loans, **2:8**

CLOSING

best practices, **2:9**

disclosures, **2:13**

document preparation, **2:15**

fees and charges, **2:18**

good funds, **2:9**

insurance, **2:22**

marital rights, **2:26**

plain English, **2:27**

security instruments, **2:34**

signature requirements, **2:26**

Texas Land Title Association guidelines, **2:9**

Texas Mortgage Bankers Association guidelines, **2:9**

title companies, **2:9**

usury, **2:39**

Wet Settlement Act, **2:40**

COLLATERAL PROTECTION INSURANCE

definition, **2:22**

TEXAS INDEX

COMMISSIONER OF CONSUMER CREDIT

- address, **4:1**
- manufactured housing credit transactions, enforcement, **2:30**
- plain language, model forms, **2:27**
- telephone number, **4:1**
- web site, **4:1**

COMMISSIONER OF SAVINGS AND MORTGAGE LENDING

- advertising guidance, **2:1**
- complaint investigation, **2:11**
- consumer protection, **2:11**
- investigations, **2:11**
- licensing, **2:7, 2:35**
- loan servicers, registration, **2:24, 5:5**
- mortgage bankers registration, **2:24**
- notices, registration of loan servicer, **5:5**
- penalties, **2:24**
- records availability, **2:31**
- registration with, **2:24**
- revocation of registration, **2:24**
- servicers, licensing, **2:35**
- toll-free consumer hotline, complaints, **2:11**

COMMITMENTS

- generally, **2:10**
- notice, **2:10**

COMMUNITY PROPERTY

- homestead, **2:26**

COMPLAINTS

- investigation by Commissioner of Savings and Mortgage Lending, **2:11**
- toll-free hotline, **2:11**

CONFIDENTIAL INFORMATION

- use by mortgage broker, **2:7**

CONSTITUTIONAL PROTECTIONS

- see State Constitutional Protections

CONSUMER CREDIT COMMISSIONER

- See Commissioner of Consumer Credit

CONSUMER FINANCE CODE

- discrimination, **2:14**

CONSUMER PROTECTION

- see Advertisements
- see Disclosures
- see Fraud and Deceit
- Attorney General
 - consumer protection staff, **2:11**
 - mortgage fraud task force, **2:11**
- Commissioner of Department of Savings and Mortgage Lending, **2:11**
- credit report, “security alert” or “security freeze,” **2:41**
- Debt Collection Act, **2:35**
- Deceptive Trade Practices-Consumer Protection Act, **2:11**
- disciplinary action, Residential Mortgage Loan Company Licensing and Registration Act, **2:1**
- discrimination
 - generally, **2:14**

CONSUMER PROTECTION—Cont'd

discrimination—Cont'd

AIDS, **3:3**

Equal Credit Opportunity Act, appraisals, **2:4**

identity theft, protection, **2:41**

lock-ins, **2:25**

manufactured housing credit documents, **2:13**

predatory lending laws, **2:28**

prepayment penalties, **2:29**

subprime lending practices statement, **2:11**

toll-free consumer hotline, **2:11**

CONTROL

change, **2:8**

COVENANTS

restrictive deed, “single-family residential,” short-term home rentals, **3:21**

CREDIT REPORT

“security alert” or “security freeze” on credit report, **2:41**

DEATH

payment of reverse mortgage, **3:19**

DEBT COLLECTION ACT

generally, **2:35**

DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT

generally, **2:11**

DEEDS OF TRUST

closing practices, **2:9**

security instruments, generally, **2:34**

trustees, powers and duties, **2:38**

DEFICIENCY JUDGMENTS

see Foreclosures

DEFINITIONS

see Words and Phrases

DEPARTMENT OF SAVINGS AND MORTGAGE LENDING

see Commissioner of Savings and Mortgage Lending

address, **4:1**

advertising requirements, enforcement, **2:1**

disclosures, form, **5:4**

License Fee Schedule, **2:24**

licensing

mortgage

bankers, **1:2, 2:24**

brokers, **1:2, 2:24**

mortgage

loan originators

disclosure form, **5:4**

registration of mortgage loan servicers, **1:2**

subprime mortgage lending statement, adoption, **2:11**

telephone, **4:1**

toll-free consumer hotline, **2:13**

web site, **4:1**

DISCIPLINARY ACTIONS

mortgage

brokers, **2:7**

loan

companies, **2:7**

originators, **2:7**

Residential Mortgage Loan Company Licensing and Registration Act, **2:1**

DISCLOSURES

see also Notices

AIDS or HIV affliction, required notification, **3:3**

applications, **2:3**

commitments, **2:10**

dual capacity, **2:13**

Fair Housing Act, AIDS disclosure as violating, **3:3**

forms

generally, **2:13**

mortgage loan originators, **5:4**

multiple roles, **5:3**

high-cost home loans, **2:28**

insurance, **2:22**

mortgage loan originators, **5:4**

multiple roles, form, **5:3**

penalties for false or misleading statements, **5:7**

predatory lending laws, **2:28**

regulatory imposition, **1:2**

toll-free consumer hotline, **2:13**

DISCRIMINATION

see Consumer Protection

DISPUTE RESOLUTION

arbitration clause, **3:17**

DOCUMENTS

see Deeds of Trust

see Security Instruments

commitments, **2:10**

loan agreements, notice requirements, **2:15**

plain English, **2:27**

preparation, **2:15**

prohibited loan terms, **2:30**

recording requirements, **2:41**

record retention, **2:31**

reimbursement for attorney preparation fees, **2:15**

Spanish language, **2:27**

DUE-ON-SALE CLAUSES

generally, **2:16**

EDUCATION

licensing, **2:7**

EQUITY LENDING PROCEDURES

Constitutional provisions, **3:11, 3:14**

home equity loans and lines of credit

generally, **1:2, 2:41**

interpretation of Chapters 151 and 153, **5:6**

EQUITY LENDING PROCEDURES—Cont'd

- premiums for hazard insurance, **3:13**
- statute of limitations, invalid homestead home equity lien, **3:20**

ESCROW AGENTS

- closing practices, **2:9**

ESCROWS

- generally, **2:17**
- annual accounting, **2:17**

EXEMPTIONS

- disabled veteran tax exemption, **2:41**
- licensing, **2:7**
- registration, **2:24**

FAIR HOUSING ACT

- AIDS disclosure as violating, **3:3**

FAIR MARKET VALUE

- deficiency judgments, **2:12**

FEES AND CHARGES

- adjustable rate mortgages, **2:2**
- assumption of mortgage, **2:6**
- credit report fee, **2:18**
- Department of Savings and Mortgage Lending web site, **2:24**
- document preparation, **2:15, 2:18**
- fraudulent charges, **2:7**
- insurance, substitution, **2:22**
- late charges, **2:23**
- license
 - fee schedule, **2:24**
 - reinstatement fee, **2:7**
- limits, **2:18**
- lock-ins, **2:18**
- prepayment penalties, **2:29**
- referral fees, **2:32**
- registration, **2:24**

FIDUCIARY DUTY

- closing practices, **2:9**
- loan brokers to loan purchasers, **3:10**
- mortgagor and mortgagee, **3:4**
- title company to loan funder, **3:12**

FINANCE COMMISSION

- disclosure form, **2:13**
- predatory lending disclosures, **2:28**

FORECLOSURE CONSULTANTS

- Regulation of Certain Residential Foreclosure Consulting Services Act, **2:19**

FORECLOSURES

- appraisals, **2:12**
- forced sale of homestead, **3:5**
- homestead, **2:41**
- loan servicing, **2:19**
- military members, **2:19**
- notices, **2:19**

FORECLOSURES—Cont'd

- payment of claims, **2:22**
- power of sale, **2:19**
- punitive damages against lenders, **3:9**
- voiding deed in lieu of foreclosure, **2:19**

FORMS

- cancellation of private mortgage insurance policies, notice, **2:22**
- commitment, notice, **2:10**
- disclosures, **2:13, 5:3, 5:4**
- dual capacity disclosure form, **2:13, 5:3**
- home equity loans, notice of confidentiality rights, **2:41**
- loan agreement model forms, **2:27**
- loan servicer registration, **5:5**
- mortgage
 - banker licensing, **5:1**
 - company licensing, **5:1**
 - loan originator licensing, **5:1**
 - status, Finance Commission, **2:13**
- plain English model forms, **2:27**
- servicing, payoff form, **2:35**

FRAUD AND DECEIT

- advertising, **2:1**
- appraisals, mortgage fraud, **2:4**
- consumer protection, **2:7**
- Deceptive Trade Practices-Consumer Protection Act, **2:11**
- disciplinary actions, **2:7**
- identity theft, “security alert” or “security freeze” on credit report, **2:41**
- investor’s liability for misrepresentation by mortgage broker, **3:18**

FUTURE ADVANCES

- generally, **2:20**

HIGH-COST HOME LOAN

- generally, **2:28**
- definition, **2:28**
- prepayment penalties, **2:28, 2:29**

HOME EQUITY LENDING

- authorization, **1:2**
- Chapter 151 and 153, interpretations, **5:6**

HOMESTEAD

- community property, **2:26**
- components, **2:26**
- constitutional protection, **2:41, 3:5**
- definition, **2:21, 2:26**
- exemption, **2:21**
- home equity lending, **2:41, 3:20**
- liens, **2:41**
- prepayment penalties, **2:29**
- security instruments, **2:26**
- statute of limitations, invalid home equity lien, **3:20**
- third-party debt not secured by homestead, requiring borrower to pay off, **3:11**
- transfers, **2:26**
- urban homestead, **2:21**

HURRICANES

industry notice, guidance for lenders and borrowers, **1:2**

IDENTITY THEFT

“security alert” or “security freeze” on credit report, **2:41**

INSURANCE

binders, **2:22**

claim payments, **2:22**

collateral protection insurance, **2:22**

escrows, **2:17**

force-placed by creditor, **2:22**

home equity loans, premiums for hazard insurance, **3:13**

mortgage banker, duty to obtain, **3:6**

private mortgage insurance, **2:22**

single premium credit insurance, **2:28**

tie-ins, **2:22, 2:36**

title insurers, **2:36, 3:16**

INTEREST

adjustable rate mortgages, **2:2**

alternative mortgage transactions, **2:2**

assumption of mortgage, **2:6**

escrows, **2:17**

high-cost home loans, **2:28**

home equity provisions of Constitution, points, **3:14**

late charges, **2:23**

lock-ins

generally, **2:25**

refund, **2:18**

prepayment penalties, **2:29**

rate adjustments, fees, **2:2**

usury

bona fide errors, **3:4**

federal preemption, **2:39**

late charges, **2:23**

prepayment penalties, **2:29**

variable rate notes, negotiable instruments, **3:7**

INTERNET

see also Web Sites

INVESTIGATIONS

complaint investigation by Commissioner of Savings and Mortgage Lending, **2:11**

notices, **2:11**

INVESTORS

mortgage broker as agent, **3:18**

JURISDICTION

title insurers, **3:16**

LATE CHARGES

generally, **2:23**

LEASES

short-term home rentals, restrictive deed covenants, “single-family residential,” **3:21**

LEGISLATION

see Mortgage Banker Registration and Residential Mortgage Loan Originator License Act

LEGISLATION—Cont'd

- see Predatory Lending Laws
- Alternative Mortgage Transaction Parity Act of 1982, **2:2**
- Appraisal Management Company Registration and Regulation Act, **2:4**
- Collateral Protection Insurance Act, **2:22**
- Consumer Credit Code, **1:2**
- Consumer Finance Code, discrimination, **2:14**
- Debt Collection Act, **2:35**
- Deceptive Trade Practices-Consumer Protection Act, **2:11**
- Equal Credit Opportunity Act, appraisals, **2:4**
- Fair Housing Act, AIDS disclosure as violating, **3:3**
- Manufactured Home Credit Transactions Act, **2:2**
- Regulation of Certain Residential Foreclosure Consulting Services Act, **2:19**
- Residential Mortgage Loan Company Licensing and Registration Act
 - generally, **1:2**
 - licensing, **2:7, 2:24**
- Residential Mortgage Loan Servicer Registration Act, **2:24**
- Texas SAFE Mortgage Licensing Act
 - generally, **1:2**
 - licensing, **2:7, 2:24**
- Texas Title Insurance Act, **2:22**
- title insurance, **2:22**
- Uniform Commercial Code, variable rate notes, **3:7**
- Wet Settlement Act. see Closing

LENDERS

- see Mortgage Bankers

LICENSING

- see Nationwide Mortgage Licensing System and Registry (NMLS)
- Commissioner of Department of Savings and Mortgage Lending, **2:7**
- Department of Savings and Mortgage Lending, **2:24**
- education requirement, **2:7**
- exemptions, **2:7**
- expiration, **2:7**
- fees and charges, **2:24**
- form, loan originators, **5:1**
- improper dealings, **2:7**
- license fee schedule, **2:24**
- loan
 - processors, **2:24**
 - servicers, **2:35**
- mortgage
 - bankers, **2:24**
 - brokers, **2:7, 2:24**
 - loan companies, **2:7, 2:24, 5:1**
 - loan originators, **2:24, 5:1**
- Mortgage Banker Registration and Residential Mortgage Loan Originator License Act, **1:2, 2:24**
- penalties for violations, **2:7**
- renewal, **2:7**
- Residential Mortgage Loan Company Licensing and Registration Act, **1:2, 2:7, 2:24**
- Texas Recovery Fund, **2:24**
- Texas SAFE Mortgage Licensing Act, **1:2, 2:7, 2:24**
- underwriters, **2:24**

LIENS

see Release
affidavit, release, **2:33**
bankruptcy, cramdown, **3:8**
future advances, **2:20**
homestead, **2:26, 2:41**
marital rights, **2:26**

LOAN OFFICERS

applications, **2:3**
fees and charges, **2:18**
record retention, **2:31**

LOAN ORIGINATORS

see Mortgage Loan Originators
form, disclosure, **5:4**

LOAN SERVICING

affidavit, release, **2:33**
assignments of mortgage, **2:5**
debt collection, restrictions, **2:35**
Department of Savings and Mortgage Lending
 licensing by Commissioner, **2:35**
 payoff statements, **2:35**
 registration, **1:2**
due-on-sale clauses, **2:16**
escrows, **2:17**
foreclosures, **2:19**
licensing by Commissioner of Department of Savings and Mortgage Lending, **2:35**
manufactured housing, escrow requirements, **2:17**
payoff, **2:33**
practices, **2:35**
rate adjustments, **2:2**
record retention, **2:31**
registration
 generally, **5:5**
 Commissioner of Savings and Mortgage Lending, **2:24**
 Residential Mortgage Loan Servicer Registration Act, **2:24**
registration fee, **2:24**
releases, **2:33**
renewal of registration, **2:24**
Residential Mortgage Loan Servicer Registration Act, **2:24**
surety bond, **2:24**
transfers, **2:37**

LOCATION

change, **2:8**

LOCK-INS

see Interest

LOW RATE HOME LOAN

generally, **2:28**

MANAGEMENT

change, **2:8**

MANUFACTURED HOME CREDIT TRANSACTIONS ACT

alternative mortgage transactions, **2:2**

MANUFACTURED HOUSING

- adjustable rate mortgages, **2:2**
- assumption of mortgage, **2:6**
- Consumer Credit Commissioner enforcement of credit transactions, **2:30**
- consumer protection, **2:13**
- credit rules, **1:2**
- escrows, **2:17**
- prepayment penalties, **2:29**
- prohibited loan terms, **2:30**

MARITAL RIGHTS

- generally, **2:26**

MILITARY MEMBERS

- arbitration, **3:17**
- foreclosures, **2:19**

MORTGAGE BANKER REGISTRATION AND RESIDENTIAL MORTGAGE LOAN ORIGINATOR LICENSE ACT

- generally, **1:2**
- licensing, **2:24**
- registration, **2:24**

MORTGAGE BANKERS

- best practices for real estate settlement process, **5:2**
- binder acceptance, **2:22**
- call reports, **2:24**
- complaint disclosure, **2:24**
- definition of mortgage banker, **2:24**
- disciplinary action, **2:1**
- fiduciary duties, **3:4, 3:10**
- home equity loans. see Equity Lending Procedures
- insurance, duties, **3:6**
- licensing, **2:24, 5:1**
- Mortgage Banker Registration and Residential Mortgage Loan Originator Act
 - registration, **2:24**
- Mortgage Bankers Association, **5:2**
- notice accompanying application, **2:13**
- prepayment penalties, **2:29**
- punitive damages, **3:9**
- referral fees, **2:32**
- registration
 - generally, **2:7, 2:24**
 - Department of Savings and Mortgage Lending, **1:2**
 - fee, **2:24**
 - Mortgage Banker Registration and Residential Mortgage Loan Originator License Act, **1:2, 2:24**
 - revocation by Commissioner of Savings and Mortgage Lending, **2:24**
- tie-ins, **2:36**
- update of registration information, **2:8**

MORTGAGE BROKER COMPANY

- licensing, **5:1**
- sponsorship of mortgage loan originator, **2:24**

MORTGAGE BROKERS

- advertisements, **2:1**
- applications, **2:3**
- change of name, location, management, **2:8**

MORTGAGE BROKERS—Cont'd

- commitments, written confirmation, **2:10**
- disciplinary actions, **2:7**
- disclosures, form, **2:13**
- fees and charges, **2:18**
- fiduciary duties, **3:10**
- forms, disclosures, **2:13**
- investor, agent status of mortgage broker, **3:18**
- licensing
 - generally, **1:2, 2:7**
 - Residential Mortgage Loan Company Licensing and Registration Act, **1:2, 2:24**
- misrepresentations to lenders, **2:7**
- negligence or incompetence in performing duties, **2:7**
- record retention, **2:31**
- referral fees, **2:32**
- Residential Mortgage Loan Company Licensing and Registration Act
 - generally, **1:2, 2:24**
 - licensing, **1:2**

MORTGAGE COUNSELING

- predatory lending, **2:28**

MORTGAGE FRAUD

- appraisals, **2:4**

MORTGAGE FRAUD TASK FORCE

- Attorney General, **2:11**

MORTGAGE GUARANTY INSURANCE PROCEEDS

- foreclosures, **2:12**

MORTGAGE LENDERS

- see Mortgage Bankers

MORTGAGE LOAN COMPANIES

- see Residential Mortgage Loan Company Licensing and Registration Act
- Consumer Credit Code, **1:2**
- licensing of brokers, generally, **2:24**
- registration, generally, **2:24**

MORTGAGE LOAN ORIGINATORS

- advertisements, **2:1**
- alternative mortgage transactions, **2:2**
- application practices, **2:3**
- appraisals, **2:4**
- change of name, location, management, **2:8**
- commitments, written confirmation, **2:10**
- disciplinary action, **2:1, 2:7**
- disclosure, form, **5:4**
- education, **2:24**
- exemptions, **2:24**
- fee for registration, **2:24**
- licensing
 - generally, **2:24, 5:1**
 - education, **2:7**
 - fee, **2:24**
 - Mortgage Banker Registration and Residential Mortgage Loan Originator License Act, **1:2, 2:24**
 - NMLS, **2:7**
 - penalties for licensing law violations, **2:7**

MORTGAGE LOAN ORIGINATORS—Cont'd

licensing—Cont'd

renewal, **2:7**

Texas SAFE Mortgage Licensing Act, **1:2, 2:7, 2:24**

Mortgage Banker Registration and Residential Mortgage Loan Originator License Act, **1:2, 2:24**

record retention, **2:31**

referral fees, **2:32**

Residential Mortgage Loan Originator Recovery Fund, **2:24**

sponsorship by mortgage broker companies, **2:24**

MORTGAGE TRANSACTION LOG

record retention, **2:31**

NAME

change, **2:8**

NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY (NMLS)

generally, **1:2**

licensing

mortgage

bankers, **2:24**

brokers, **2:24**

loan

companies, **2:7, 2:24**

originators, **2:7, 2:24**

Resource Center, **4:2**

NEGOTIABLE INSTRUMENTS

variable rate notes, **3:7**

NOTICES

see also Disclosures

see Commissioner of Savings and Mortgage Lending

acceleration

loan, **2:16**

waiver, **3:2**

cancellation of private mortgage insurance policies, **2:22**

commitments, **2:10**

complaints, **2:11**

disclosures, **2:13**

due-on-sale clauses, **2:16**

foreclosures, **2:19**

high-cost home loans, **2:28**

home equity loans, notice of confidentiality rights, **2:41**

insurance proceeds, **2:22**

investigation of complaint, **2:11**

penalties for false or misleading statements, **5:7**

transfer of servicing, **2:37**

waiver, **2:16, 3:2**

ORIGINATORS

see Mortgage Loan Originators

PAYOFF

generally, **2:33**

PENALTIES

false or misleading statements, **5:7**

licensing law violations, **2:7**

PENALTIES—Cont'd

prepayment penalties, **2:29**

PLAIN ENGLISH

model forms, **2:27**

POINTS

home equity provisions of Constitution, interest, **3:14**

POWER OF SALE

see Foreclosures

PREDATORY LENDING LAWS

generally, **2:28**

PREPAYMENT PENALTIES

generally, **2:29**

high-cost home loan, **2:28**

PRIORITY

liens, **2:20**

PROCESSING

appraisals, **2:4**

discrimination, **2:14**

marital rights, **2:26**

signature requirements, **2:26**

RECORDING

assignments, **2:5**

releases, **2:33**

requirements, **2:41**

RECORD RETENTION

generally, **2:31**

advertisements, **2:1**

REGISTRATION

see also Licensing

appraisal management company

generally, **2:4**

Appraisal Management Company Registration and Regulation Act, **2:4**

Department of Savings and Mortgage Lending, **1:2, 2:24**

exemptions, **2:24**

fees, **2:24**

form, loan servicer, **5:5**

loan servicer, **5:5**

mortgage

bankers

generally, **1:2, 2:7, 2:24**

update of registration information, **2:8**

loan

companies

generally, **2:24**

Residential Mortgage Loan Company Licensing and Registration Act, **2:24**

originators, **2:24**

servicers, **1:2**

Mortgage Banker Registration and Residential Mortgage Loan Originator License Act, **1:2, 2:24**

renewal, **2:24**

Residential Mortgage Loan Company Licensing and Registration Act, **1:2, 2:24**

REGISTRATION—Cont'd

Residential Mortgage Loan Servicer Registration Act, **2:24**
revocation, **2:24**

REGULATORY AGENCIES

see Commissioner of Consumer Credit
see Commissioner of Savings and Mortgage Lending
see Department of Savings and Mortgage Lending
Attorney General
 consumer protection, **2:11**
 document preparation fees, opinion, **2:15**
 housing discrimination, AIDS, opinion, **3:3**
 lock-ins, enforcement policy, **2:25**
Commissioner of Insurance, **2:22**
Finance Commission form, mortgage status confirmation, **2:13**
Mortgage Bankers Association, best practices for real estate settlement process, **5:2**
Texas Finance Commissioner, disclosure form, **2:13**
Texas Land Title Association, best practices for real estate settlement process, **5:2**

REGULATORY INFORMATION SOURCES

mortgage regulators, **4:1**
NMLS, **4:2**

RELEASE

effect on debt, **3:1**
recording, **2:33**

RENTALS

short-term home, restrictive deed covenants, "single-family residential," **3:21**

RESCIND TRANSACTION

assignee, **3:15**

RESIDENTIAL MORTGAGE LOAN COMPANIES

definitions
 auxiliary mortgage loan activity company, **2:7**
 residential mortgage loan company, **2:7**
disciplinary action, **2:7**
licensing
 branch office, **2:7**
 education requirement, **2:7**
 exemptions, **2:7**
 NMLS, **2:7**
 office location, **2:7**
Residential Mortgage Loan Companies Act, **2:7**

RESIDENTIAL MORTGAGE LOAN COMPANY LICENSING AND REGISTRATION ACT

generally, **1:2**
advertising, **2:1**
brokering loans, **2:7**
disciplinary action, **2:1, 2:7**
licensing, **2:7, 2:24**
mortgage
 broker licensing, **2:7**
 loan companies, **1:2**

RESIDENTIAL MORTGAGE LOAN ORIGINATOR RECOVERY FUND

reimbursement, **2:24**

RESTRICTIONS

deed covenants, “single-family residential,” short-term home rentals, **3:21**

REVERSE MORTGAGES

generally, **2:2, 3:19**

death of borrower, **3:19**

foreclosure upon death of borrower, **3:19**

payment on death, **3:19**

ROBO-SIGNATURE

assignment of mortgage, **2:5**

SAVINGS AND MORTGAGE LENDING DEPARTMENT

see Regulatory Agencies

SECURITY INSTRUMENTS

see Deeds of Trust

acceleration notices, waiver, **3:2**

adjustable rate mortgages, **2:2**

alternative mortgage transactions, **2:2**

assignment, **3:15**

balloon mortgages, **2:2**

closing practices, **2:9**

homestead, **2:26**

manufactured housing, requirements, **2:13**

reverse mortgages, **2:2, 3:19**

signature requirements, **2:26**

trustees, **2:38**

variable rate notes, **3:7**

SERVICING

see Loan Servicing

SHARED EQUITY MORTGAGES

generally, **2:2**

SIGNATURES

assignment, robo-signer, **2:5**

requirements, **2:26**

“SINGLE-FAMILY RESIDENTIAL”

short-term home rentals, restrictive deed covenants, **3:21**

SOCIAL SECURITY NUMBER

identity theft protections, **2:41**

STATE CONSTITUTIONAL PROTECTIONS

equity lending procedures, **3:11, 3:14**

home equity, **1:2, 2:21, 3:14**

homestead, **1:2, 2:41, 3:5**

interest, **3:14**

STATUTE OF LIMITATIONS

foreclosure under power of sale, **2:19**

homestead home equity lien, invalid, **3:20**

SUBPRIME LENDING PRACTICES

consumer protection, **2:11**

SUSPENSION OR REVOCATION

licensing, **2:7**

TEXAS INDEX

TAX EXEMPTION

disabled veteran, **2:41**

TEXAS LAND TITLE ASSOCIATION

best practices for real estate settlement process, **5:2**

TEXAS SAFE MORTGAGE LICENSING ACT

licensing, **2:24**

THIRD PARTY SERVICES

fees and charges, **2:18**

TIE-INS

insurance, **2:22, 2:36**

TITLE COMPANIES

closing practices, **2:9**

fiduciary duty, **3:12**

release of liens, **2:33**

TITLE INSURANCE COMPANIES

jurisdiction, **3:16**

private actions, **3:16**

release by affidavit, **2:33**

Wet Settlement Act, **2:40**

TOLL-FREE CONSUMER HOTLINE

complaints, **2:11**

disclosures, **2:13**

mortgage information, **2:28**

TRANSFERS

assignments, **2:5, 3:15**

assumption of mortgage, **2:6**

discrimination, **2:14**

due-on-sale clauses, **2:16**

homestead, **2:26**

servicing, **2:37**

TRUST DEEDS

see Deeds of Trust

TRUSTEES

powers and duties, **2:38**

UNDERWRITING

appraisals, **2:4**

commitments, **2:10**

discrimination, **2:14**

insurance, **2:22**

licensing, **2:24**

UNIFORM COMMERCIAL CODE

variable rate notes, **3:7**

USURY

bona fide errors, **3:4**

federal preemption, **2:39**

late charges, **2:23**

prepayment penalties, **2:29**

WAIVER

notices, **2:16, 3:2**

WEB SITES

Commissioner of Consumer Credit, **4:1**

Department of Savings and Mortgage Lending, **4:1**

fee schedule, Department of Savings and Mortgage Lending web site, **2:24**

model plain language forms, **2:27**

mortgage information, **2:28**

NMLS, **4:2**

WET SETTLEMENT ACT

generally, **2:41**

WORDS AND PHRASES

auxiliary mortgage loan activity company, **2:7**

collateral protection insurance, **2:22**

debt collector, **2:35**

high-cost home loan, **2:28**

homestead

generally, **2:21, 2:26**

urban homestead, **2:21**

low rate home loan, **2:28**

mortgage banker, **2:24**

residential mortgage loan company, **2:7**

security alert, **2:41**