

Residential Mortgage Lending

Northeast Region Highlights

Here are some of the highlights of the May 2026 edition of *Residential Mortgage Lending: State Regulation Manual Northeast Region*.

Connecticut

§ 2:24 Licensed mortgage lenders must register on NMLS as “exempt mortgage servicer registrants” before acting as mortgage servicers, and the banking commissioner may suspend, revoke or refuse to renew these registrations. Registrants must meet all requirements applicable to mortgage servicers licensed in the state.

Clarifies that a “mortgage servicer” is any person who receives payments, including but not limited to, payments for principal, interest, or fees.

§ 2:13 Establishes written disclosure requirements for mortgage lenders offering to make residential loans in which the lender receives an interest in the appreciation of the property. The disclosures must be made within three business days after a prospective borrower applies for the agreement.

Maine

§ 2:24 All supervised lender licensees, including mortgage lenders and servicers, must now file electronic surety bonds through NMLS.

§ 5:7 (NEW) Bureau of Consumer Credit Production regulation for foreclosure purchasers.

Massachusetts

§ 2:3 A licensee must disclose its NMLS unique identifier to residential mortgage loan applicants in writing at the time a fee is paid or a mortgage loan application is provided to the applicant.

§ 5:3 (NEW). Regulations for Licensing of Mortgage Lenders and Mortgage Brokers (amended October 10, 2025)

New Hampshire No significant changes to text.

New York

§ 2:11 The Department must notify banking organizations when the “What Mortgage Applicants Need to Know” pamphlet is posted on the Department’s website and when any changes are made to the pamphlet.

§§ 2:7, 2:24 It is unlawful to engage in any activity within New York state that requires a license, registration or authorization without actually possessing the necessary credentials. The Department has the authority to impose civil penalties on individuals or entities operating without proper licensure. [N.Y. Fin Serv § 408-a.]

Rhode Island

§ 2:7 Mortgage loan originators are prohibited from acting in the capacity of and compensated as both a real estate agent and mortgage loan originator in the same transaction.

§ 5:5 Rhode Island Banking Bulletin 2024-1 on Mortgage Disclosure Forms. Updated title and new forms.

Vermont No significant changes to text.