

SAFE Mortgage Loan Originator Test – State Component
Florida Content Outline
(50 scored test questions; 10 unscored test questions)

- I. Florida Office of Financial Regulation (5%)**
 - A. Regulatory authority
 - B. Department/agency structure
 - C. Responsibilities and limitations

- II. State Law and Regulation Definitions (15%)**
 - A. Florida Statute Chapter 494
 - B. Rules 69V-40.001-40.290, F.A.C.
 - C. Other State Law and Regulation Definitions

- III. License Law and Regulation (20%)**
 - A. Persons required to be licensed
 - 1. In state or out of state
 - 2. Exemptions
 - B. Licensee qualifications and application process
 - 1. Financial responsibility (net worth)
 - 2. Background check and fingerprints (criminal check; credit report)
 - 3. Pre-licensing education and Experience
 - 4. Testing and retesting
 - C. Grounds for denying a license
 - 1. Criminal convictions
 - 2. Previous revocation
 - 3. Other
 - D. License maintenance
 - 1. Continuing education
 - 2. Personal information updates and required notifications
 - 3. Renewal
 - 4. Record keeping and reporting
 - 5. Suspension and reinstatement
 - E. Mortgage Guaranty Trust Fund

- IV. Compliance (45%)**
 - A. Prohibited conduct and practices
 - B. Required conduct
 - C. Fees and charges
 - D. Disclosures and agreements
 - E. Advertising
 - F. Escrow account requirements

- V. Disciplinary Action (10%)**
 - A. Notifications, hearings, and appeals
 - B. Suspension, revocation, and rescission of licenses

- C. Penalties/fines
- D. Civil and criminal liability

VI. Unique State Test Areas (5%)

- A. Florida Homestead Exemption Law
- B. Florida Anti-Coercion Law
- C. Lien theory/Title theory mortgage state
- D. Florida loan modification requirements

Florida State Test Component Reference List

A number of references and resources are used to develop the SAFE Mortgage Loan Originator Test. The following list is intended to be used as a guide to help candidates prepare for the test component; however, it is not intended to be an all-inclusive list.

- F.A.C. Rule 69O-124, 124.013.
- F.A.C. Rule 69V-.40.0099, 40.001(1), 40.00112, 40.00112 (12), 40.002 (1), 40.008, 40.09, 40.112 (4), 40.112 (10), 40.155, 40.156, 40.156 (1), 40.170, 40.170 (2), 40.175, 40.175 (2), 40.175 (8), 40.177, 40.260, 44.002
- Florida Constitution, Article IV
- Florida Office of Financial Regulation Mission Statement
- Florida Statutes Chapter 120, 196, 673, 697, 713.26
- Florida Statutes Chapter 494.001 (2), (3)(a),(4), (13), (14), (15), (16), (17), (19), (20), (27), (29), (30), (33),0011, 00115 (2)(b), (3), 0012, 0014, 0014 (2), 0016, 0016 (3), 00165 (2), 0017, 00172 (2), 00172 (4), 0018, 0025, 0025 (1), (7), 00255 (2), (f), 0026, 00296 (2), 003, 0031, 00312 (2), (4), 00313 (2), 0032, 00321 (5), 0033, 0035, 0038, 0038 (6), 004, 004 (1), (2), (4), 0041, 0042, 0042 (3), 0061, 0066, 0067, 0067 (3), (10), 0069, 007, 0072, 0079, 00791 (13), 0115, 0331
- Florida Statutes Chapter 196.031
- Florida Statutes Chapter 695.03
- Amendment 1 Homestead Exemption
- Fannie Mae Guidelines
- FHA Guidelines
- Equal Credit Opportunity Act (ECOA)
- Gramm Leach Bliley Act
- RESPA
- TILA