

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

- I. Georgia Department of Banking and Finance (5%)**
 - A. Regulatory authority
 - B. Department/agency structure
 - C. Responsibilities and limitations

- II. Georgia Residential Mortgage Act (15%)**
 - A. State Law and Regulation Definitions
 - B. Mortgage Division Rules
 - C. Other 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 (surety bond)
 - 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. Prohibition
 - D. License maintenance
 - 1. Continuing education
 - 2. Personal information updates and required notifications
 - 3. Renewal
 - 4. Record keeping and reporting
 - 5. Suspension and reinstatement

- IV. Compliance (45%)**
 - A. Prohibited conduct and practices
 - 1. Ethics
 - 2. Misrepresentation or fraud
 - 3. Unlicensed activity
 - B. Required conduct
 - C. Fees and charges
 - 1. GA Fair Lending Act (GAFLA)
 - D. Disclosures and agreements
 - E. Advertising

- V. Disciplinary Action (10%)**
 - A. Notifications, hearings, and appeals
 - B. Revocation of license
 - C. Administrative fines
 - D. Civil and criminal liability
 - E. Cease and desist order

- VI. GA Fair Lending Act (GAFLA) (5%)**
 - A. GA Fair Lending Act (GAFLA)

Georgia 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.

O.C.G.A., Georgia Residential Mortgage Act, Code Sections:

7-1-1000 - 7-1-1002; 7-1-1003.1, 7-1-1003.2, 7-1-1003.5; 7-1-1004 - 7-1-1009; 7-1-1013;
7-1-1014; 7-1-1016 - 7-1-1018

Georgia Mortgage Division Rules:

80-11-1-.01 and 80-11-1-.02; 80-11-2-.02 and 80-11-2-.04; 80-11-4-.03; 80-11-5

Georgia Fair Lending Act (Amended 2003):

7-6A-2; 7-6A-3; 7-6A-4