

**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; 7-1-1003.1, 7-1-1003.2, 7-1-1003.5; 7-1-1004 - 7-1-1009;  
7-1-1011; 7-1-1013; 7-1-1014; 7-1-1015; 7-1-1016 - 7-1-1018; 7-1-1019

Georgia Mortgage Division Rules:

80-11-1-.01; 80-11-1-.02; 80-11-1-.03; 80-11-1-.04; 80-11-2-.01; 80-11-2-.02; 80-11-2-.03; 80-11-2-.04; 80-11-4-.03; 80-11-4-.07; 80-11-5; 80-11-5-.01, 80-11-5-.04; 80-11-5-.07

Georgia Fair Lending Act (Amended 2003):

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