

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

- I. Kentucky Department of Financial Institutions (5%)**
 - A. Regulatory authority
 - B. Department and agency structure
 - C. Responsibilities and limitations

- II. Kentucky State Law and Regulation Definitions (10%)**
 - A. Mortgage Licensing and Regulation Act
 - B. Other laws

- III. Kentucky State License Law and Regulation (25%)**
 - A. Persons required to be licensed or registered
 - 1. In state
 - 2. Out of state (non resident)
 - 3. Exemptions
 - B. Licensee and registrant qualifications and application process
 - 1. Financial responsibility (surety bond, 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 or registration
 - 1. Criminal convictions
 - 2. Previous revocation
 - D. License and registration maintenance
 - 1. Continuing education
 - 2. Personal information updates and required notifications
 - 3. Renewal
 - 4. Record keeping and reporting
 - 5. Suspension and reinstatement

- IV. Compliance (50%)**
 - A. Prohibited conduct and practices
 - B. Required conduct
 - C. Fees and charges
 - D. Content of a loan origination agreement
 - E. Usury

- V. Disciplinary Action (10%)**
 - A. Notifications, hearings, and appeals
 - B. Suspension, revocation, and rescission of licenses or registrations
 - C. Penalties and fines
 - D. Civil liability

Kentucky 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.

- KRS 286.8 – 010, 020, 030, 032, 034, 036, 044, 046, 048, 060, 090, 110, 120, 125, 140, 160, 160(2), 180, 220, 255, 260, 270, 295, 990
- KRS 360.010
- SAFE Act 1503, 1505, and 1506