

SAFE Mortgage Loan Originator Test
Pennsylvania State Component
Content Outline
55 scored test questions; 10 unscored test questions

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

- II. State Law and Regulation Definitions (10%)**
 - A. State law and regulation definitions

- III. License Law and Regulation (15%)**
 - A. Persons or entities required to be licensed
 - 1. Loan originators
 - 2. License companies
 - 3. Exemptions
 - B. Licensee qualifications and application process
 - 1. Financial responsibility (surety bond, net worth, or recovery fund)
 - 2. Background check and fingerprints (criminal check; credit report)
 - 3. Pre-licensing education and experience
 - 4. Testing and retesting
 - C. Grounds for denying 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 (60%)**
 - A. Prohibited conduct and practices
 - B. Required conduct
 - C. Fees and charges
 - D. Disclosures and agreements
 - E. Advertising
 - F. Other (loan modification, etc.)

- V. Disciplinary Action (10%)**
 - A. Notifications, hearings, and appeals

- B. Suspension, revocation, and rescission of licenses
- C. Penalties/fines
- D. Civil and criminal liability

Pennsylvania State Test Component Reference List

A number of references and resources are used to develop the Pennsylvania State Component of 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.

- Department of Banking Code, Section 405 (Pennsylvania Department of Banking Code Relating to the Powers and Duties of the Department of Banking and the Secretary of Banking)
http://www.portal.state.pa.us/portal/server.pt/document/657345/departement_of_banking_code_pdf
- Mortgage Licensing Act, 7 Pa.C.S. Sections 6102, 6111, 6112, 6121, 6122, 6123, 6124, 6125, 6126, 6131, 6131.1, 6132, 6133, 6135, 6138, 6139, 6140(b) (dated July 8, 2008, amended August 5, 2009, Mortgage Loan Industry and Consumer Protection)
http://www.portal.state.pa.us/portal/server.pt/document/657364/mortgage_licensing_act_pdf
- Regulation - 10 PA code chapter 46 (dated December 20, 2008, Proper Conduct of Lending and Brokering in the Mortgage Loan Business)
<http://www.pacode.com/secure/data/010/chapter46/chap46toc.html>
- Secretary's Letter (dated July 8, 1994 Independent Contractors/Non-employees Require Separate License Under Mortgage Bankers and Brokers Act)
http://www.portal.state.pa.us/portal/server.pt/document/709889/940708_independent_contractors_non_employees_require_separate_license_under_mbba_pdf
- Statement of Policy, Title 10 § 48.3 (dated 01/12/07, titled Proper Conduct for Licensees under the MBBCEPA)
<http://www.pacode.com/secure/data/010/chapter48/chap48toc.html>