

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

- I. Utah Department of Financial Institutions or Utah Division of Real Estate (5%)**
 - A. Regulatory authority
 - B. Department/agency structure
 - C. Responsibilities and limitations

- II. Utah Law and Regulation Definitions (10%)**
 - A. Utah Residential Mortgage Practices and Licensing Act (Title 61, Chapter 2c)
 - B. Mortgage Financing Regulation Act (Title 70D)
 - C. Utah Consumer Credit Code (Title 70C)
 - D. Utah High Cost Home Loan Act (Title 61, Chapter 2d)
 - E. Mortgage Administrative Rules (R162-201 through 211)
 - F. Mortgage Administrative Rules (R343-2 through 8)
 - G. Other Utah Law and Regulation Definitions

- III. Utah License Law and Regulation (20%)**
 - A. Persons required to be licensed
 - 1. Activities requiring licensure
 - 2. Exemptions
 - B. Licensee qualifications and application process
 - 1. Financial responsibility (surety bond 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 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 (50%)**
 - A. Prohibited conduct and practices
 - B. Required conduct
 - C. Fees and charges
 - D. Disclosures and agreements
 - E. Advertising

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 Utah Test Areas (5%)

- A. Supervisory Duties and Responsibilities of Principal Lending Managers

Utah 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.

- Administrative Procedures Act
- DFI 70C
- DFI 70D
- DFI R343-5-2
- DFI Regulation B
- DFI Title 67-5-1(2)
- DRE 61-2c
- DRE R162-201-211
- DRE S.A.F.E. Act
- DRE Title 61-2c-302
- DRE Title 67-5
- DRE Title 77-18