



## Description



# KENTUCKY MORTGAGE COMPANY LICENSE

### Who is required to have this license?

Any entity/sole proprietor that directly or indirectly holds himself out as being able to make or purchase loans secured by mortgages on residential real property, being able to service loans secured by mortgages on residential real property, or being able to buy or sell notes secured by mortgagees on residential real property.

### Who does not need this license?

- Banks, Bank Holding Companies, Trust Companies, Credit Unions, Savings and Loan Associations, Service Corporation Subsidiary of Savings and Loan Associations, Insurance Companies, Real Estate Investment Trusts
- Wholly-owned subsidiary of those listed above
- Attorney-at-law who is not principally engaged in business of negotiating mortgage loans
- Any person doing any act under order of any court
- United State of America, Commonwealth of Kentucky, or any other state, district, or commonwealth
- FNMA, FHLMC, or GNMA
- Mortgage loan involving housing initially transferred by certificate of title
- Consumer loan, finance company, or industrial loan company whose primary business is originating consumer or industrial loans
- Wholly-owned subsidiary of consumer loan, finance company or industrial loan company
- Nonprofit organization
- Entity/Sole proprietor approved by HUD who funds or brokers a minimum of 12 FHA insured loans on Kentucky properties each year
- Any natural person making a mortgage loan with their own funds for the person's own investment without intent to resell

### Pre-requisites for license applications?

- Net worth – Yes \$1,000,000 net worth or a funding source of \$1,000,000
- Bond amount - \$250, 000

**WHO TO CONTACT** – Contact Office of Financial Institutions licensing staff by phone at 1-800-223-2579 ext. 255 or send your questions via e-mail to [Fitzgerald.Pam@ky.gov](mailto:Fitzgerald.Pam@ky.gov) for additional assistance.

YOU ARE NOT AUTHORIZED TO ENGAGE IN MORTGAGE BROKERING OR MORTGAGE LENDING ACTIVITIES IN THE COMMONWEALTH OF KENTUCKY UNTIL YOU HAVE RECEIVED A LICENSE THROUGH THE NMLS.