



## Description



# MASSACHUSETTS MORTGAGE LENDER LICENSE

### Who is required to have this license?

Any company or person who engages in the business of making mortgage loans, or issuing commitments for mortgage loans on Massachusetts residential property. Residential property is defined as an owner-occupied, one to four family dwelling located in the Massachusetts.

Licensees may hold both a mortgage broker and mortgage lender license in Massachusetts.

### Who does not need this license?

- Banks as defined in section one of chapter 167 of the Massachusetts General Laws, including banks or credit unions chartered in Massachusetts, national banking associations, federally chartered credit unions, federal savings and loan associations, federal savings banks, or any subsidiary of the above. Please note subsidiaries or affiliates of a bank holding company established in accordance with state or federal law, are required to obtain a license;
- Insurance companies;
- Any bank, trust company, savings bank, savings and loan association, credit union or insurance company organized under the laws of any other state;
- Persons or entities making and/or originating fewer than five mortgage loans in any period of twelve consecutive months.

Please see Massachusetts General Laws chapter 255E, section 2 and prior published opinions issued by the Division for further details and additional exemptions. Notwithstanding the exemption from the Massachusetts license requirement, exempt entities may still be subject to other provisions of law governing the mortgage industry in Massachusetts, including limitations on permissible loan terms and other consumer protection statutes and regulations.

### What are the pre-requisites for license applications?

Net worth: \$200,000 minimum

Bond amount: \$100,000 at initial license, up to \$500,000 maximum based on loan volume

Experience: Five years of full-time experience, or the equivalent in part-time experience, working for a licensed mortgage broker, mortgage lender, or financial institution exempt from licensing under G.L. c. 255E. See [Regulatory Bulletin 5.1-102 Experience Requirements for Mortgage Lender and Mortgage Broker Licensing](#).

**WHO TO CONTACT** – Contact Division of Banks licensing staff by phone at 617-956-1500 ext. 351 or send your questions via e-mail to [nmls@state.ma.us](mailto:nmls@state.ma.us) for additional assistance.

YOU ARE NOT AUTHORIZED TO ENGAGE IN MORTGAGE BROKERING OR MORTGAGE LENDING ACTIVITIES IN THE COMMONWEALTH OF MASSACHUSETTS UNTIL YOU HAVE OBTAINED LICENSURE IN MASSACHUSETTS.