



Amendments Jurisdiction-Specific Requirements



NEW YORK STATE MORTGAGE BROKER BRANCH REGISTRATION

Instructions

1. Registrants are required to immediately notify the Banking Department of changes in mortgage origination activities which affect the information on file with the New York State Banking Department. As a result, registrants must ensure that information maintained in the NMLS database is current and accurate.
2. Jurisdiction specific documents must be accompanied by a cover letter on company letterhead (reflecting authorized name of entity in the State of New York) and signed by an owner or authorized principal officer of the company. The letter must specify what information is changing, listing both the current information and proposed change(s).
3. The Department can deny your request if it determines that (1) the requested address is currently registered to another entity or (2) was occupied by another entity less than six months prior to your application (3) branch manager is sponsored by another company (4) supplemental documents are not properly executed.
4. Address changes and supplemental documents must be submitted to the Department fifteen (**15**) **days prior** to effective date of such change. All registrations must be returned to the Department for changes in principal office address.
5. Changes in branch managers must be communicated to the Department within 10 days of such change.
6. If you are changing branch manager simultaneously with the requested change of address, a Form MU4 must be completed for the respective branch manager.
7. Amendment fees are: Change of Address – No Fee
 Change of Branch Manager - No Fee
(Check all of the above that apply)
8. All fees are collected through the NMLS and ARE NOT REFUNDABLE.
9. Jurisdiction-specific requirements should be completed first as identified on the checklist below. Unless otherwise stated above they must be received with this checklist within 5 business days of the electronic submission of your application through the NMLS at the following:

For U.S. Postal Service/Overnight Delivery:

*New York State Banking Department
Mortgage Banking Division
One State Street
New York, NY, 10004
Attn: Keith Anderson*

NMLS Unique ID Number: _____

Applicant Legal Name: _____

ATTACHED	NOT APPLICABLE	ITEM
CHANGE OF ADDRESS		
<input type="checkbox"/>	<input type="checkbox"/>	<p>ORIGINAL REGISTRATION. – Submit the branch office registration. Note: If your registration has been lost or misplaced you must submit a notarized Lost License and Certificate Affidavit for each lost license. The Affidavit can be downloaded at www.banking.state.ny.us/mblca.pdf.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>LEASES. Provide copies of leases, subleases and/or lease assignment, if applicable, for the proposed branch. Leases must be meet the following criteria:</p> <ul style="list-style-type: none"> i. Fully executed in the name of the applicant and signed by an officer of the applicant. ii. Lease terms must be for at least 6 months. Month-to-month leases are not accepted iii. All subleases or lease assignments must be accompanied by a fully executed copy of the main lease. iv. If required by the main (master) lease, a copy of the landlord consent to the sublease or lease assignment must be submitted. v. Applicants seeking to license residential property must submit a certified copy of the property deed along with zoning permissions.
<input type="checkbox"/>	<input type="checkbox"/>	<p>RELOCATIONS OUTSIDE NEW YORK STATE. – If you are moving the branch office from a location within the State of New York to a location outside the State of New York you must also provide a brief statement summarizing the reason for relocating the office outside the State of New York. The summary should include discussion of business plan and primary means of conducting business with New York State consumers (e.g. internet, telephone etc.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>DUAL AGENCY AFFIDAVIT if the mortgage broker, principal owner or other person having a relationship with your company holds a real estate broker or sales person license or functions as an attorney on residential mortgage transactions, or if the principal office is physically located on the premises of a real estate agency, a Dual Agency form must be submitted. Download form at www.banking.state.ny.us/iambla.htm</p>

		NET BRANCH CERTIFICATION. Provide a certification on corporate letterhead, signed by a principal officer or owner, attesting to the applicant's knowledge and understanding of the Department's prohibition against net branching. Original signature document required.
		EMPLOYMENT AND COMPENSATION CONTRACT – A branch manager Employment and Compensation Contract must be provided if the current branch location was registered prior to January 1, 2006 or where the branch manager is changing simultaneously with a change in branch address. If the branch manager does not have an employment or compensation contract, the cover letter accompanying the application must clearly indicate the manner in which the branch manager is compensated (W-2, 1099, commission, salaried etc.). Also, explain the respective branch manager commissions are calculated and whether the individual has the authority to hire and/or fire employees.
		CHANGE OF BRANCH MANAGER
		IDENTIFYING INFORMATION – A Form MU4 must be completed for each branch manager.
		EMPLOYMENT AND COMPENSATION CONTRACT – A branch manager Employment and Compensation Contract must be provided with all notifications to change branch manager. If the branch manager does not have an employment or compensation contract, the cover letter accompanying the application must clearly indicate the manner in which the branch manager is compensated (W-2, 1099, commission, salaried etc.). Also, explain the respective branch manager commissions are calculated and whether the individual has the authority to hire and/or fire employees.

WHO TO CONTACT –

Change of address, Change of name and Request for assumed names- Contact [Martin McDonnough](mailto:martin.mcdonnough@banking.state.ny.us) licensing staff by phone at [\(212\) 709-5542](tel:2127095542) or send your questions via e-mail to martin.mcdonnough@banking.state.ny.us for additional assistance.

AMENDMENTS ARE SUBJECT TO APPROVAL. THE APPLICANT/LICENSEE IS FULLY RESPONSIBLE FOR ALL OF THE REQUIREMENTS OF THE REGISTRATION FOR WHICH THEY ARE APPLYING. ENGAGING IN ACTIVITIES WITHOUT APPROPRIATE APPROVAL CAN RESULT IN SUPERVISORY ACTION

