



NMLS Mortgage Industry Report

2014 Q4 Update

Released March 10, 2015
Conference of State Bank Supervisors
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Washington, D.C. 20036-4307

NMLS Mortgage Industry Report: 2014Q4 Update

This report compiles data concerning companies, branches, and mortgage loan originators (MLOs) who are licensed or registered through NMLS in order to conduct mortgage activities. This includes both state-licensed and federally registered companies and Mortgage Loan Originators.¹

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1. Mortgage Entities in NMLS

State-Licensed Entities

Type	Unique entities	Licenses
Company	16,022	36,412
Branch	20,699	43,381
Individual	131,725	359,992

NOTE: Includes companies holding an approved state license or a state registration through NMLS. License counts include separate licenses required for DBAs ("Other Trade Name") required in certain states and multiple licenses for different authorities (e.g. Lender and Broker) required in certain states.

Federally Registered Entities

Type	Entities
Institution	10,566
Mortgage Loan Originator	398,716

Dual Entities

A few companies and MLOs hold both an approved state license and an active federal registration.

Type	Unique Entities
Company	102
Individual	5,707

¹ Unless otherwise noted, all figures cover activity from 2014Q4, or statuses as of December 31, 2014.

2. State-Licensed Mortgage Entities¹, December 31, 2014

State Agency	COMPANY			BRANCH		MLO		
	Companies	Annual percentage change ²	Located in the state ³	Branches	MLOs	Annual percentage change ²	Located in the state ³	Average MLOs per Company
Alabama	490	3.4%	114	720	7,060	17.3%	921	13.3
Alaska	162	11.7%	30	185	1,389	13.3%	180	8.2
Arizona	746	1.8%	413	1,638	8,250	4.1%	3,935	12.4
Arkansas	310	6.5%	28	398	2,454	10.9%	175	8.6
California BRE	6,040	-1.2%	5,968	1,019	18,917	-2.8%	17,240	2.7
California DBO	874	2.7%	383	5,055	24,906	7.4%	11,830	27.2
Colorado	1,073	1.8%	479	(6)	9,016	6.4%	2,798 ⁷	8.5 ⁷
Connecticut	580	-1.5%	150	526	5,815	-4.0%	949	8.4
Delaware	318	(5)	14	501	3,017	6.6%	217	9.9
District of Columbia	421	4.5%	6	636	3,209	16.4%	54	8.1
Florida	1,995	4.9%	1,073	1,816	19,729	8.0%	7,150 ⁷	9.3 ⁷
Georgia	862	8.2%	363	525	9,246	8.8%	2,310	11.6
Guam	5	(5)	-	4	-	-	-	-
Hawaii	292	0.3%	114	169	1,775	5.1%	694	6.7
Idaho	302	1.7%	36	470	2,887	5.3%	522	7.4
Illinois	724	-4.5%	287	371	10,203	2.3%	3,441	13.8
Indiana DFI	346	4.8%	30	(6)	7,287	5.0%	936	18.0
Indiana SOS	154	-2.5%	83	19	563	-6.3%	251	2.8
Iowa	501	4.4%	101	657	3,649	10.9%	292	11.2
Kansas	395	5.6%	41	589	3,821	9.0%	630	11.2
Kentucky	431	2.9%	68	653	5,467	4.4%	901	15.6
Louisiana	446	-1.3%	180	779	6,321	15.8%	1,135	10.7
Maine	316	0.6%	52	420	2,460	7.8%	304	8.6
Maryland	750	-1.8%	198	1,158	9,537	12.7%	2,185	12.6
Massachusetts	512	-0.6%	185	913	8,171	11.6%	1,747	15.1
Michigan	689	1.5%	279	(6)	9,022	7.8%	3,910	13.3
Minnesota	577	0.0%	177	492	4,754	-0.1%	1,445	9.9
Mississippi	306	3.0%	44	447	2,710	20.2%	398	8.8
Missouri	(4)	(4)	(4)	(6)	4,748	4.0%	1,722 ⁷	11.2 ⁷
Montana	243	9.0%	34	294	1,847	21.1%	128	7.6
Nebraska	325	5.5%	32	394	2,222	12.6%	178	8.1
Nevada	308	12.8%	109	451	4,781	19.3%	1,680	14.1
New Hampshire	367	0.3%	34	547	3,327	14.0%	458	11.1
New Jersey	734	5.3%	296	1,103	12,477	12.0%	3,588	14.0
New Mexico	383	5.2%	60	591	3,903	21.5%	465	8.4
New York	867	-5.1%	591	772	7,055	2.8%	2,812	8.8
North Carolina	543	0.6%	150	872	10,187	10.0%	2,412	16.3
North Dakota	354	11.3%	32	324	1,984	12.7%	59	9.2
Ohio	559	0.9%	235	1,703	7,334	8.5%	2,502	13.6
Oklahoma DCC	324	2.9%	66	437	3,920	13.3%	570	9.7
Oregon	612	-0.8%	169	1,216	6,925	1.1%	1,769	10.4
Pennsylvania	838	1.8%	384	1,390	12,927	9.5%	2,871	12.5
Puerto Rico	90	23.3%	40	184	433	17.3%	303	8.6
Rhode Island	337	-1.7%	34	343	2,528	0.2%	470	10.1
South Carolina BFI	336	3.7%	15	748	5,360	9.0%	657	12.9
South Carolina DCA	147	10.5%	102	66	482	-2.4%	314	2.6
South Dakota	248	10.7%	6	(6)	1,854	18.8%	86	9.3
Tennessee	565	2.0%	116	1,299	8,061	16.1%	1,503	13.4
Texas OCCC	(4)	(4)	(4)	(6)	503	-35.2%	103 ⁷	(7)
Texas SML	1,552	1.6%	1,041	2,184	18,949	16.0%	7,812	10.6
Utah DFI	(4)	(4)	(4)	(6)	222	-26.2%	7 ⁷	(7)
Utah DRE	483	-1.4%	255	327	4,640	3.7%	2,614	8.7

	COMPANY			BRANCH	MLO			
State Agency	Companies	Annual percentage change ²	Located in the state ³	Branches	MLOs	Annual percentage change ²	Located in the state ³	Average MLOs per Company
Vermont	282	5.6%	21	340	1,570	19.8%	91	8.1
Virgin Islands	33	-2.9%	1	42	109	3.8%	29	4.6
Virginia	756	-0.8%	231	1,557	13,019	10.2%	2,289 ⁷	14.9
Washington	815	-0.7%	229	2,023	13,375	15.0%	3,415	15.0
West Virginia	327	3.8%	34	377	1,994	7.4%	89	7.2
Wisconsin	443	5.2%	78	740	6,601	17.7%	861	13.6
Wyoming	222	0.5%	7	260	1,887	18.6%	56	8.4
Nationwide	16,022	-1.0%	-	20,699	131,725	1.1%	-	7.6

Notes:

1. This report counts the number of companies, branches, and mortgage loan originators in each state, regardless of the number of licenses these entities may hold in each state. Thus, if a company holds two licenses within a state (e.g. broker and lender), the company is only counted once. The same is true for the Average MLOs per Company. Nationwide figures, similarly, only count each company, branch or individual once.

2. Percentage change indicates the overall increase or decrease in licensed entities that occurred over the previous 12 months.

3. Located in the state means that the company's headquarters, as identified on their NMLS Company Form, is located in the state, or the MLO's work address, as identified on their NMLS Individual Form, is located in the state.

4. The following agencies did not manage mortgage company licensing through NMLS in 2014Q4: Texas OCC, Utah DFI. Missouri was in transition to NMLS.

5. Delaware and Guam did not manage mortgage company licensing through NMLS in 2013Q4. Annual percent change cannot be determined.

6. The following agencies did not manage mortgage branch licensing through NMLS in 2014Q4: Colorado, Indiana DFI, Michigan, South Dakota, Texas OCC, Utah DFI. Missouri was in transition to NMLS.

7. The following agencies do not require Sponsorship of MLOs by the employing company: Colorado, Missouri, Florida, Texas OCC, Utah DFI. MLOs located in the state and Average MLOs per Company may not be accurate.

3. 2014Q4 State Licensing Activities: Mortgage Company Licenses¹

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	18	15	-	2	1	12	-
Alaska	10	14	-	2	-	3	-
Arizona	32	19	-	5	-	13	-
Arkansas	9	11	-	1	-	12	-
California BRE	176	142	-	35	-	1	50
California DBO	48	30	-	22	41	22	-
Colorado	32	37	-	1	-	25	-
Connecticut	70	35	-	3	-	23	-
Delaware	16	11	-	1	-	8	-
District of Columbia	18	15	-	1	-	8	-
Florida	79	81	6	29	1	31	1
Georgia	45	34	-	3	-	26	1
Guam	2	1	-	-	-	-	-
Hawaii	14	10	(2)	1	-	1	-
Idaho	13	16	-	3	-	16	-
Illinois	21	9	-	1	-	12	1
Indiana DFI	11	16	-	2	-	14	-
Indiana SOS	4	5	-	1	-	2	-
Iowa	17	22	-	1	1	20	-
Kansas	11	11	-	2	-	7	-
Kentucky	6	7	-	-	1	6	-
Louisiana	14	11	-	2	-	9	-
Maine	7	8	-	-	-	7	-
Maryland	21	10	-	1	-	18	-
Massachusetts	45	18	-	49	-	27	1
Michigan	29	16	-	8	-	29	-
Minnesota	26	24	-	10	-	17	-
Mississippi	4	9	-	2	-	3	-
Missouri	16	11	-	1	-	6	1
Montana	10	11	-	4	-	10	-
Nebraska	10	11	-	2	-	14	-
Nevada	17	14	-	9	-	5	-
New Hampshire	8	2	-	1	-	7	-
New Jersey	18	15	-	3	-	14	2
New Mexico	7	7	-	-	-	9	-
New York	19	14	-	1	-	22	38
North Carolina	14	12	-	5	-	8	-
North Dakota	14	11	-	-	-	12	-
Ohio	18	9	-	4	-	21	-
Oklahoma DCC	25	26	-	1	-	25	-
Oregon	17	14	-	1	-	23	-
Pennsylvania	39	26	-	3	-	27	-
Puerto Rico	4	4	-	-	-	-	-
Rhode Island	18	5	-	2	-	22	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	13	20	-	1	-	12	1
South Carolina DCA	6	6	-	-	-	3	-
South Dakota	6	8	-	1	-	8	-
Tennessee	17	11	-	-	-	10	-
Texas SML	64	37	-	12	-	25	1
Utah DRE	20	13	-	2	-	8	-
Vermont	22	23	-	4	-	6	-
Virgin Islands	1	1	-	-	-	-	-
Virginia	32	22	-	4	2	21	-
Washington	41	34	-	6	-	27	1
West Virginia	10	10	-	4	-	8	-
Wisconsin	19	8	-	2	1	15	-
Wyoming	11	12	-	-	-	6	-
National	1,314	1,034	6	261	48	746	98

Notes

1. The following agencies did not manage mortgage company licensing through NMLS in 2014Q4: Texas OCCC, Utah DFI.
2. The Hawaii Division of Financial Institutions has indicated that it is not able to release the number of license applications denied.

Definitions

Approved-Status assigned when regulator has reviewed the license/registration application and decided to issue a license to the applicant through NMLS.

Denied-Status assigned when a regulator has reviewed the license/registration application and determined that sufficient grounds exist to deny the request. This status may also be used by regulators who deny a renewal request for license.

Withdrawn- Status assigned when an applicant has been approved to voluntarily withdraw their application or has not responded to regulator requests for additional information within a timely manner.

Revoked-Status assigned when a regulator has taken action to revoke the license/registration. Pursuant to federal SAFE legislation, placement of a MLO license into this status will render the MLO unable to obtain or maintain a license to conduct mortgage business in any jurisdiction.

Surrendered-Status assigned when a regulator approved a surrender/cancellation request submitted by the licensee/registrant.

Terminated-Status assigned when a regulator expires a license/registration.

4. 2014Q4 State Licensing Activities: Mortgage Loan Originator Licenses

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	577	569	-	7	2	81	-
Alaska	108	118	-	6	-	19	-
Arizona	458	344	-	36	-	91	-
Arkansas	203	162	-	2	-	191	-
California BRE	501	464	-	69	-	-	14
California DBO	1,667	1,280	-	81	-	130	7
Colorado	460	420	-	9	-	-	2
Connecticut	446	367	-	17	-	55	-
Delaware	220	166	-	44	-	44	8
District of Columbia	204	199	-	2	-	26	-
Florida	1,159	1,050	30	39	2	134	-
Georgia	849	638	7	98	-	132	-
Guam	1	-	-	-	-	-	-
Hawaii	90	89	(1)	3	-	25	-
Idaho	173	158	-	25	-	53	-
Illinois	653	646	3	12	7	80	7
Indiana DFI	566	447	-	20	-	94	-
Indiana SOS	19	16	-	8	-	4	-
Iowa	209	202	-	2	-	37	-
Kansas	211	196	5	11	-	47	-
Kentucky	565	539	1	26	-	338	-
Louisiana	504	236	-	3	-	49	-
Maine	170	143	-	1	-	19	-
Maryland	683	489	2	56	-	83	1
Massachusetts	557	533	-	20	-	98	-
Michigan	667	435	-	106	-	106	-
Minnesota	244	168	2	38	1	44	-
Mississippi	336	288	-	12	-	164	-
Missouri	292	173	-	11	-	80	-
Montana	101	51	-	10	-	22	-
Nebraska	133	74	-	7	-	31	-
Nevada	332	351	-	28	-	30	1
New Hampshire	214	211	-	17	-	112	-
New Jersey	846	726	-	43	1	74	13
New Mexico	255	276	-	3	-	41	1
New York	441	214	-	20	-	49	7
North Carolina	733	687	-	37	-	100	4
North Dakota	150	140	-	3	-	87	-
Ohio	1,175	549	1	18	1	123	-
Oklahoma DCC	537	520	-	-	-	59	-
Oregon	314	302	-	12	-	66	-
Pennsylvania	925	850	-	44	-	113	-
Puerto Rico	23	21	-	-	-	1	-
Rhode Island	107	84	-	12	-	61	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	378	354	-	16	-	48	-
South Carolina DCA	25	27	-	8	-	5	-
South Dakota	120	109	-	1	-	27	-
Tennessee	584	348	2	1	-	66	-
Texas OCCC	38	23	-	15	-	-	-
Texas SML	1,491	992	-	81	1	147	-
Utah DFI	22	11	-	5	-	5	-
Utah DRE	195	176	2	8	-	29	3
Vermont	95	86	-	5	-	16	-
Virgin Islands	12	11	-	-	-	-	-
Virginia	1,089	844	-	94	-	120	-
Washington	964	928	-	14	-	110	5
West Virginia	117	106	-	8	-	27	-
Wisconsin	487	277	1	19	-	57	-
Wyoming	154	102	5	16	-	32	-
National	24,164	19,298	61	1,296	13	3,782	73

Notes

1. The Hawaii Division of Financial Institutions has indicated that it is not able to release the number of license applications denied.

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Surrendered-Status assigned when a regulator approved a surrender/cancellation request submitted by the licensee/registrant.

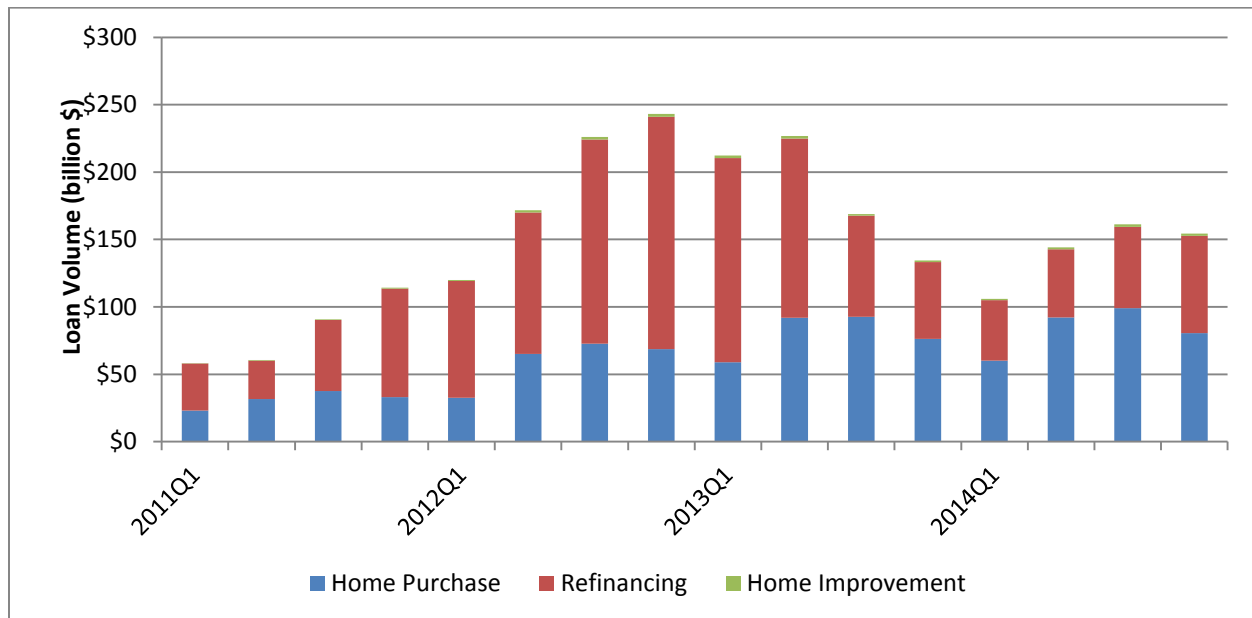
Terminated-Status assigned when a regulator expires a license/registration.

5. Mortgage Call Report

Starting in 2011, state-licensed mortgage companies began submitting a quarterly call report of mortgage activity through the NMLS Mortgage Call Report.

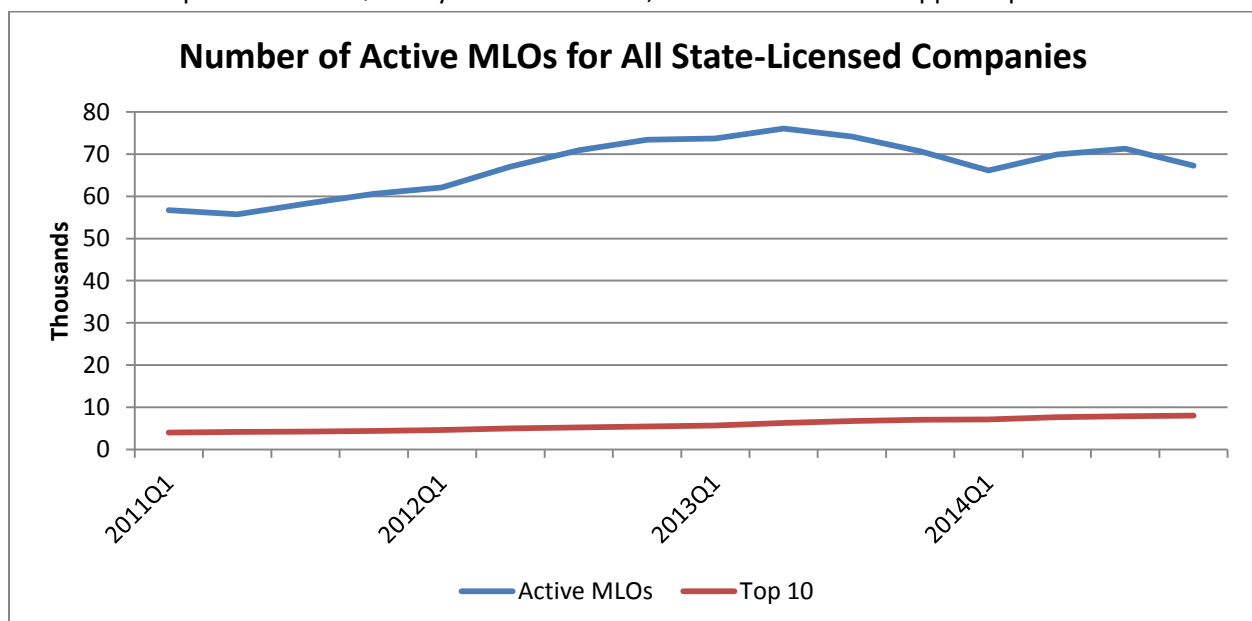
Loan Originations by Purpose

Loan originations reported by state-licensed companies for 2014Q4 are down 4.2 percent from 2014Q3. On the other hand, year over year, refinancing increased by 26.7 percent, while home purchases are up 5.5 percent.



Active MLOs

The number of Active MLOs* at the Top 10 state-licensed companies (by origination volume) saw an increase of 13 percent from Q4 last year. Nationwide, active MLOs have dropped 5 percent.



* An active MLO originated at least one loan in the quarter.

6. Federally Registered Mortgage Loan Originators, December 31, 2014

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,554	0.9%	2,307	2,213	981	1,870	86
Alaska	660	8.9%	109	6	108	482	-
Arizona	10,348	-7.5%	571	732	1,316	8,485	1
Arkansas	4,018	25.2%	1,009	2,180	238	1,021	86
California	41,877	-3.7%	5,121	1,928	4,961	32,309	-
Colorado	8,132	1.2%	1,615	1,069	1,077	5,107	1
Connecticut	5,808	0.7%	1,224	77	492	4,323	2
Delaware	1,625	-9.5%	139	354	137	1,120	8
District of Columbia	1,074	2.6%	108	83	177	784	-
Florida	23,807	-3.4%	3,755	4,387	3,737	14,722	39
Georgia	9,055	-1.0%	3,830	1,400	755	4,041	55
Guam	113	-8.1%	61	25	18	11	-
Hawaii	1,874	-3.3%	617	499	412	510	4
Idaho	2,474	4.7%	817	29	492	1,398	7
Illinois	18,304	-1.6%	4,178	2,584	1,646	11,666	9
Indiana	8,385	1.8%	1,744	1,559	1,553	4,456	84
Iowa	5,474	0.9%	2,338	634	889	2,081	25
Kansas	4,433	-0.2%	1,573	788	582	2,019	23
Kentucky	6,196	-0.5%	2,385	1,015	540	2,674	79
Louisiana	6,046	2.5%	2,720	1,038	566	2,485	52
Maine	1,753	-1.7%	611	61	432	804	3
Maryland	6,825	-6.7%	1,349	1,757	790	3,799	48
Massachusetts	9,210	4.1%	3,292	597	1,669	4,669	-
Michigan	12,498	-5.1%	1,612	3,394	2,677	6,083	94
Minnesota	7,753	-6.6%	2,078	275	1,168	4,760	53
Mississippi	3,492	2.4%	2,013	674	170	856	50
Missouri	9,447	-7.0%	2,918	2,092	969	4,470	26
Montana	1,456	-1.6%	520	440	244	490	6
Nebraska	3,434	-0.8%	1,399	338	576	1,429	21
Nevada	2,756	-18.6%	515	29	206	2,171	-
New Hampshire	1,603	2.0%	319	13	323	1,053	-
New Jersey	11,705	-1.1%	2,095	332	488	9,436	1
New Mexico	1,839	-0.3%	455	118	269	1,136	5
New York	25,605	1.7%	1,164	2,730	2,699	19,950	6
North Carolina	11,254	1.3%	4,266	1,236	2,283	4,739	160
North Dakota	1,141	3.1%	471	20	238	509	-
Ohio	17,279	-4.5%	2,126	2,731	2,122	12,156	91
Oklahoma	4,769	9.8%	1,678	1,430	526	1,753	38
Oregon	6,118	0.6%	1,630	52	1,444	3,484	10
Pennsylvania	18,503	2.0%	6,096	2,128	2,235	9,777	66
Puerto Rico	920	-2.7%	322	225	346	44	5
Rhode Island	1,681	3.6%	414	15	329	1,072	-

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
South Carolina	4,607	-5.5%	2,282	510	751	1,759	43
South Dakota	1,410	-1.2%	398	160	201	744	13
Tennessee	8,010	0.5%	3,219	2,227	927	2,490	76
Texas	25,645	-4.1%	4,464	3,882	2,302	17,562	249
Utah	4,098	1.1%	458	116	1,692	2,101	-
Vermont	817	-15.2%	191	16	198	462	-
Virgin Islands	110	3.8%	25	9	58	34	-
Virginia	10,986	-0.4%	2,540	2,631	2,455	4,503	94
Washington	9,377	0.6%	2,818	139	2,422	4,875	7
West Virginia	1,792	1.0%	869	302	151	582	12
Wisconsin	8,767	3.2%	1,992	999	2,135	4,805	109
Wyoming	983	3.5%	242	346	176	318	4
Nationwide	398,716	-1.4%	91,498	53,770	55,711	232,410	1,836

NOTE: The number of MLOs in each state is determined by the work address provided in each MLO's record.

FDIC - Federal Deposit Insurance Corporation

FRB - Board of Governors of the Federal Reserve Board

NCUA - National Credit Union Administration

OCC - Office of the Comptroller of the Currency

FCA - Farm Credit Administration