



NMLS Mortgage Industry Report

2015 Q1 Update

Released June 12, 2015
Conference of State Bank Supervisors
1129 20th Street, NW, 9th Floor
Washington, D.C. 20036-4307

NMLS Mortgage Industry Report: 2015Q1 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

Contents

1. Mortgage Entities in NMLS
2. State-Licensed Mortgage Entities, March 31, 2015
3. 2015Q1 State Licensing Activities: Mortgage Company Licenses
4. 2015Q1 State Licensing Activities: Mortgage Loan Originator Licenses
5. Mortgage Call Report
6. Federally Registered Mortgage Loan Originators

1. Mortgage Entities in NMLS

State-Licensed Entities

Type	Unique entities	Licenses
Company	15,279	35,656
Branch	20,090	43,815
Individual	118,940	323,658

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	Unique entities
Company	10,099
Individual	396,446

Dual Entities

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

Type	Unique entities
Company	93
Individual	3,341

¹ Unless otherwise noted, all figures cover activity from 2015Q1, or statuses as of March 31, 2015.

2. State-Licensed Mortgage Entities¹, March 31, 2015

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	486	5.7%	107	715	6,357	19.1%	786	14.0
Alaska	158	11.3%	30	189	1,196	10.3%	174	8.1
Arizona	718	1.0%	397	1,622	7,439	4.2%	3,873	12.6
Arkansas	308	3.0%	27	407	2,524	10.1%	181	8.9
California BRE	5,604	0.3%	5,536	942	17,410	-1.5%	16,152	2.7
California DBO	924	7.1%	397	5,130	21,954	7.9%	11,036	26.6
Colorado	1,046	3.1%	447	(6)	8,101	7.0%	2,654	8.5 ⁷
Connecticut	586	3.0%	147	558	5,211	2.9%	891	8.9
Delaware	326	20.7%	15	518	2,743	11.3%	209	9.7
District of Columbia	419	6.3%	6	637	2,870	13.8%	49	8.3
Florida	1,948	5.3%	1,041	1,936	18,226	11.1%	6,822	9.3 ⁷
Georgia	855	6.7%	359	483	8,994	15.8%	2,175	11.9
Guam	7	(5)	1	5	1	-	1	1.0
Hawaii	282	1.4%	100	165	1,566	2.6%	666	6.9
Idaho	310	6.9%	35	496	2,480	2.3%	491	7.1
Illinois	717	1.1%	279	392	8,931	5.1%	3,236	13.4
Indiana DFI	341	3.6%	32	(6)	6,640	12.4%	818	19.9
Indiana SOS	141	-3.4%	80	16	465	-7.7%	212	2.7
Iowa	500	6.8%	98	670	3,041	2.3%	214	11.6
Kansas	395	3.9%	37	601	3,265	2.4%	548	11.5
Kentucky	419	1.9%	66	658	5,590	10.3%	898	16.1
Louisiana	446	3.2%	174	740	5,685	12.6%	952	11.7
Maine	300	-3.2%	44	432	2,232	13.9%	261	9.3
Maryland	742	0.7%	191	1,183	8,340	6.9%	2,019	12.8
Massachusetts	496	0.2%	179	863	6,848	4.2%	1,595	15.3
Michigan	689	4.9%	282	(6)	7,864	6.0%	3,886	13.5
Minnesota	566	0.9%	171	512	4,209	1.2%	1,368	10.4
Mississippi	303	4.8%	42	418	2,808	22.9%	347	9.2
Missouri	431	(5)	207	545	4,099	4.2%	1,655	10.8 ⁷
Montana	243	7.5%	31	305	1,643	4.3%	120	7.8
Nebraska	329	4.4%	32	411	1,934	4.0%	150	8.1
Nevada	308	13.7%	108	445	4,389	17.6%	1,672	14.3
New Hampshire	369	2.8%	34	590	3,172	6.7%	453	11.1
New Jersey	712	2.0%	283	1,081	11,054	11.5%	3,373	14.1
New Mexico	368	1.7%	55	578	3,482	16.6%	441	8.9
New York	856	-4.6%	578	783	6,420	4.1%	2,662	8.8
North Carolina	541	3.6%	147	862	8,708	6.1%	2,030	16.2
North Dakota	359	10.5%	32	344	1,749	8.4%	54	9.4
Ohio	555	0.7%	227	1,743	6,932	17.1%	2,225	15.1
Oklahoma DCC	321	3.5%	63	455	3,734	23.5%	487	10.9
Oregon	600	-0.3%	166	1,240	6,380	7.2%	1,683	10.9
Pennsylvania	825	2.6%	368	1,398	11,322	10.3%	2,633	12.4
Puerto Rico	87	14.5%	35	122	394	14.5%	276	8.5
Rhode Island	344	5.5%	33	354	2,090	-3.6%	438	10.0
South Carolina BFI	335	4.4%	14	730	4,776	11.0%	571	13.1
South Carolina DCA	147	8.1%	101	61	372	-12.5%	274	2.3
South Dakota	245	9.9%	6	(6)	1,604	10.0%	84	9.4
Tennessee	550	3.0%	104	1,309	7,365	12.5%	1,418	14.6
Texas OCCC	(4)	(4)	-	(6)	330	-20.3%	59	(7)
Texas SML	1,504	2.5%	987	2,269	17,259	12.9%	7,420	11.1
Utah DFI	(4)	(4)	-	(6)	199	6.4%	4	(7)
Utah DRE	462	0.2%	243	316	4,239	2.2%	2,475	8.8

	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	284	6.0%	21	341	1,395	11.8%	85	8.0
Virgin Islands	32	14.3%	1	43	89	6.0%	23	4.5
Virginia	761	1.7%	227	1,617	11,574	9.4%	2,218	15.5
Washington	804	-1.0%	216	1,966	11,779	13.6%	3,141	15.4
West Virginia	326	5.5%	29	383	1,686	0.6%	89	7.1
Wisconsin	443	4.0%	72	788	5,893	10.2%	767	14.7
Wyoming	214	0.0%	6	255	1,550	1.1%	44	8.2
Nationwide	15,279	0.2%	-	20,090	118,940	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 2015Q1: Texas OCC, Utah DFI.

5. Guam and Missouri did not manage mortgage company licensing through NMLS in 2014Q1. Annual percent change cannot be determined.

6. The following agencies did not manage mortgage branch licensing through NMLS in 2015Q1: Colorado, Indiana DFI, Michigan, South Dakota, Texas OCC, Utah DFI.

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

3. 2015Q1 State Licensing Activities: Mortgage Company Licenses¹

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	22	17	-	-	-	6	28
Alaska	8	6	-	2	-	1	7
Arizona	19	20	-	9	-	22	37
Arkansas	7	5	-	2	-	3	4
California BRE	227	172	-	6	-	-	598
California DBO	46	62	1	31	5	7	-
Colorado	43	40	-	-	-	6	61
Connecticut	38	48	-	7	-	8	28
Delaware	12	18	-	1	-	6	8
District of Columbia	15	10	-	-	-	4	11
Florida	102	63	-	3	-	10	103
Georgia	52	22	-	4	-	7	23
Guam	1	2	-	-	-	-	-
Hawaii	18	20	(2)	4	-	-	29
Idaho	19	17	-	5	-	3	6
Illinois	21	34	-	1	-	21	31
Indiana DFI	8	7	-	1	-	8	4
Indiana SOS	5	3	-	-	-	3	13
Iowa	22	18	-	-	-	7	13
Kansas	12	11	-	1	1	8	2
Kentucky	8	6	-	-	-	7	12
Louisiana	19	16	-	-	-	4	21
Maine	6	6	-	1	-	4	19
Maryland	28	27	-	7	-	10	25
Massachusetts	20	9	-	14	-	9	16
Michigan	34	34	-	-	-	8	30
Minnesota	25	33	-	5	-	9	22
Mississippi	8	9	-	2	-	4	8
Missouri	15	20	-	3	-	6	2
Montana	9	13	-	-	-	4	9
Nebraska	11	7	-	2	-	2	2
Nevada	12	12	-	4	-	10	2
New Hampshire	5	16	-	-	-	1	13
New Jersey	14	17	-	1	-	9	32
New Mexico	3	3	-	-	-	6	12
New York	14	8	-	5	-	16	30
North Carolina	27	22	-	6	-	11	14
North Dakota	11	11	-	-	-	3	4
Ohio	30	30	-	3	-	11	18
Oklahoma DCC	12	8	-	-	-	8	18
Oregon	19	17	-	3	-	8	21
Pennsylvania	25	25	-	1	-	10	30
Puerto Rico	2	2	-	-	-	-	5
Rhode Island	14	14	-	2	-	6	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	12	11	-	-	-	6	6
South Carolina DCA	11	8	-	-	-	1	7
South Dakota	7	4	-	2	-	2	5
Tennessee	21	25	-	1	-	2	39
Texas SML	51	45	-	17	-	8	92
Utah DRE	23	23	-	1	-	4	41
Vermont	17	16	-	3	-	14	-
Virgin Islands	2	1	-	-	-	-	2
Virginia	35	27	-	6	1	22	-
Washington	27	26	-	2	-	32	11
West Virginia	15	14	-	2	-	5	12
Wisconsin	13	22	-	3	-	11	11
Wyoming	5	2	-	1	-	7	3
National	1,307	1,184	1	174	7	410	1,600

Notes

1. The following agencies did not manage mortgage company licensing through NMLS in 2015Q1: 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. 2015Q1 State Licensing Activities: Mortgage Loan Originator Licenses

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	712	758	1	96	-	31	1,429
Alaska	93	82	-	3	-	3	272
Arizona	520	492	1	45	-	16	1,297
Arkansas	251	308	-	5	-	154	87
California BRE	569	371	2	6	-	-	2,110
California DBO	1,535	1,815	-	90	-	38	4,740
Colorado	684	516	1	268	-	4	1,441
Connecticut	608	567	-	23	-	18	1,153
Delaware	250	267	-	32	-	27	517
District of Columbia	323	277	-	-	-	7	607
Florida	1,367	1,250	1	47	2	48	2,691
Georgia	1,178	1,067	2	138	-	117	1,203
Guam	1	1	-	-	-	-	-
Hawaii	89	81	(1)	4	-	1	292
Idaho	225	182	-	26	-	85	504
Illinois	673	666	-	11	2	1	1,941
Indiana DFI	819	886	-	13	-	33	1,500
Indiana SOS	30	22	1	5	-	1	123
Iowa	284	275	1	-	-	12	871
Kansas	355	309	6	21	-	16	854
Kentucky	722	662	-	43	-	228	317
Louisiana	579	877	-	4	-	27	1,486
Maine	216	186	-	1	-	7	406
Maryland	702	648	-	84	-	40	1,804
Massachusetts	450	437	-	43	-	40	1,716
Michigan	860	907	-	79	-	55	2,010
Minnesota	283	341	-	2	-	8	879
Mississippi	357	378	-	24	-	189	100
Missouri	315	355	-	22	-	27	973
Montana	104	155	-	6	-	12	348
Nebraska	173	195	2	12	-	14	465
Nevada	466	386	-	47	-	9	770
New Hampshire	185	206	-	18	1	156	210
New Jersey	822	787	-	237	-	50	2,183
New Mexico	365	340	-	7	-	11	750
New York	650	467	2	61	-	2	1,117
North Carolina	729	686	-	22	-	56	2,127
North Dakota	145	148	-	-	-	2	382
Ohio	1,255	1,795	3	52	-	59	2,047
Oklahoma DCC	639	623	-	3	-	16	796
Oregon	743	669	-	14	1	13	1,202
Pennsylvania	877	882	-	35	-	63	2,428
Puerto Rico	27	21	-	1	-	-	60
Rhode Island	124	152	-	5	-	15	578

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	433	389	-	19	-	20	952
South Carolina DCA	34	24	-	10	-	1	137
South Dakota	202	154	-	3	-	2	401
Tennessee	887	1,045	11	5	-	34	1,707
Texas OCC	27	23	1	15	-	-	196
Texas SML	1,471	1,288	7	117	-	63	2,903
Utah DFI	40	35	-	9	-	-	58
Utah DRE	199	200	1	7	-	25	581
Vermont	113	110	-	2	-	9	276
Virgin Islands	6	6	-	-	-	-	23
Virginia	1,308	1,137	1	103	-	46	2,514
Washington	963	962	-	25	1	54	2,509
West Virginia	122	124	-	3	-	5	431
Wisconsin	657	819	-	26	-	24	1,505
Wyoming	214	112	2	16	-	33	414
National	29,030	28,923	46	2,015	7	2,027	63,393

Notes

1. 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.

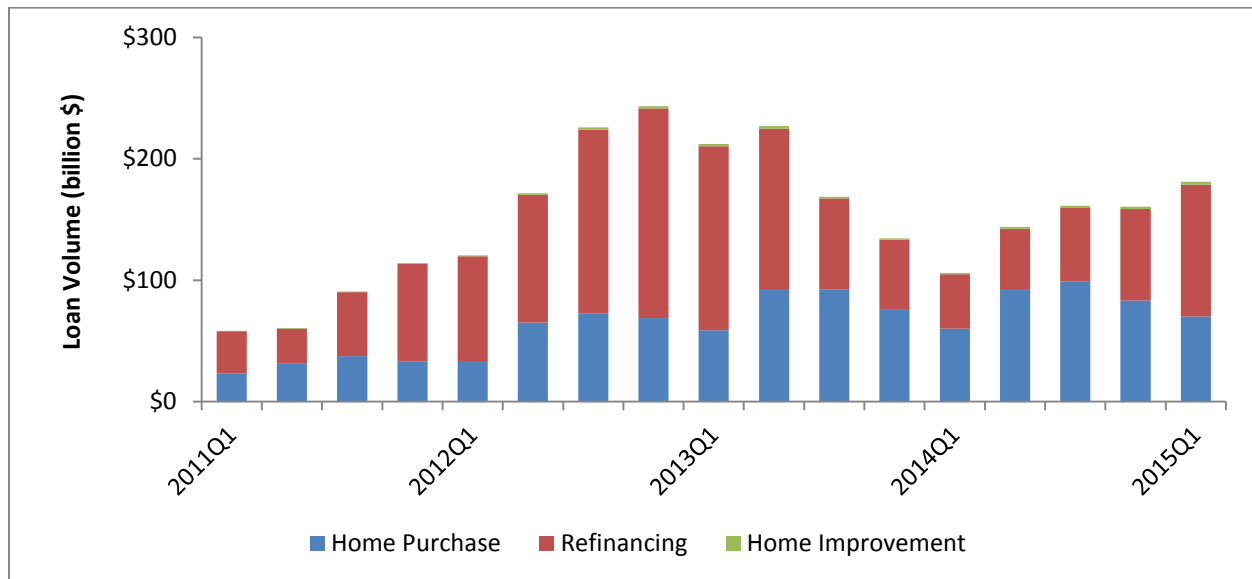
Terminated-Status assigned when a regulator expires a license/registration.

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.

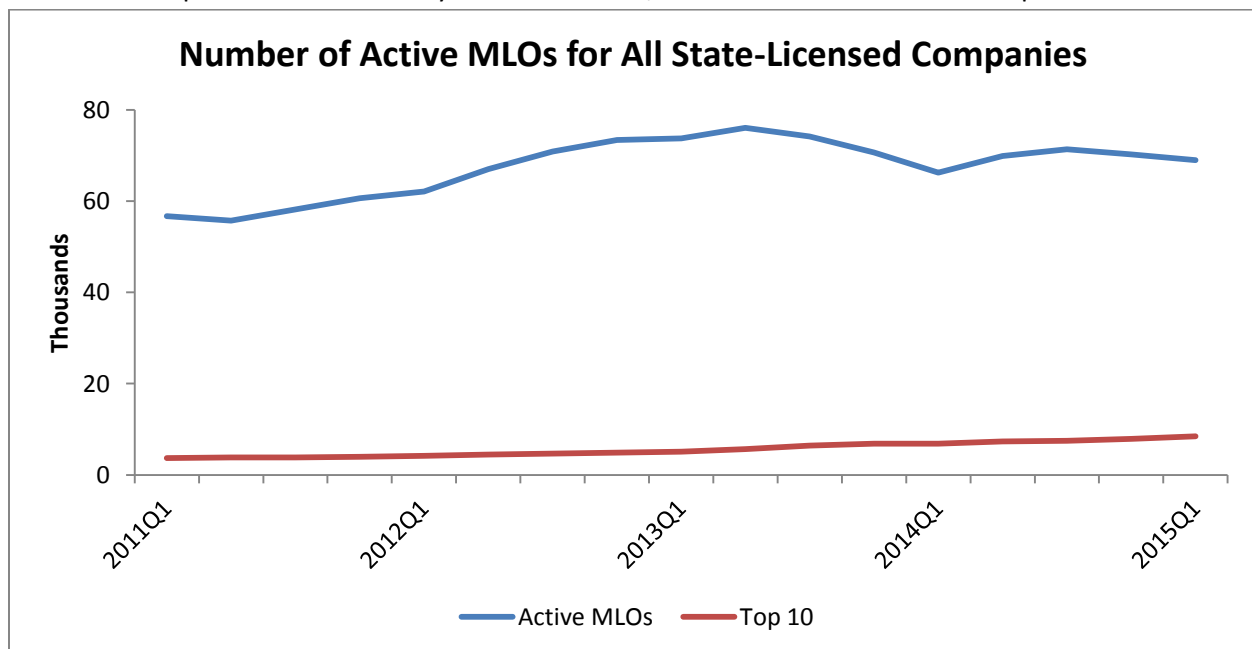
Loan Originations by Purpose

Forward loan originations reported by state-licensed companies for 2015Q1 increased 12.7 percent from 2014Q4. Home purchases decreased by 15.8 percent, but refinancing increased by 44 percent. Year over year, forward loan originations increased 70.8 percent.



Active MLOs

The number of Active MLOs* at the Top 10 state-licensed companies (by origination volume) saw an increase of 24 percent from Q1 last year. Nationwide, active MLOs have increased 4 percent.



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

6. Federally Registered Mortgage Loan Originators, March 31, 2015

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,396	-0.3%	2,075	1,779	930	1,559	83
Alaska	670	12.4%	102	2	103	471	-
Arizona	9,996	-1.1%	431	552	1,195	7,848	1
Arkansas	3,955	9.1%	864	1,976	217	854	80
California	41,691	0.5%	4,528	1,547	4,764	30,989	-
Colorado	8,012	2.9%	1,417	903	1,039	4,695	1
Connecticut	5,692	0.8%	1,163	50	456	4,035	2
Delaware	1,400	-15.2%	102	325	127	839	9
District of Columbia	1,068	6.7%	88	47	165	769	-
Florida	23,632	1.4%	3,178	3,389	3,645	13,525	37
Georgia	8,993	1.6%	3,537	995	688	3,750	56
Guam	111	-2.6%	64	24	18	6	-
Hawaii	1,885	-0.1%	604	460	391	435	3
Idaho	2,437	4.4%	752	6	470	1,219	7
Illinois	17,804	0.2%	3,865	2,068	1,403	10,539	9
Indiana	8,205	1.7%	1,598	1,289	1,463	3,820	75
Iowa	5,447	2.4%	2,173	564	845	1,864	22
Kansas	4,282	-1.2%	1,354	680	537	1,728	20
Kentucky	6,069	-0.2%	2,259	845	517	2,403	72
Louisiana	6,016	3.0%	2,556	893	562	1,991	47
Maine	1,759	2.5%	580	21	424	737	2
Maryland	6,677	-0.3%	1,108	1,456	731	3,371	46
Massachusetts	9,146	4.5%	2,988	538	1,580	4,084	-
Michigan	12,449	2.8%	1,319	2,895	2,610	5,600	90
Minnesota	7,654	-4.2%	1,902	180	1,126	4,433	49
Mississippi	3,452	0.6%	1,928	602	153	725	49
Missouri	9,183	-3.0%	2,515	1,868	910	3,993	27
Montana	1,450	0.6%	472	410	223	350	5
Nebraska	3,376	0.4%	1,274	292	558	1,251	16
Nevada	2,705	-4.2%	460	29	202	2,024	-
New Hampshire	1,592	2.6%	317	8	306	965	-
New Jersey	11,781	4.5%	1,881	237	469	9,215	1
New Mexico	1,745	-3.3%	418	87	180	1,063	6
New York	25,063	1.9%	997	2,427	2,626	19,059	6
North Carolina	11,086	1.9%	3,810	685	2,296	4,165	157
North Dakota	1,115	1.5%	440	16	222	440	-
Ohio	16,726	-2.2%	1,550	2,303	1,813	11,047	88
Oklahoma	4,670	0.8%	1,518	1,265	444	1,464	36
Oregon	5,977	2.7%	1,460	38	1,369	3,130	8
Pennsylvania	17,887	1.0%	5,137	1,841	2,091	8,852	61
Puerto Rico	855	-8.3%	275	221	321	38	5
Rhode Island	1,627	1.1%	290	71	297	976	-

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
South Carolina	4,421	-6.6%	2,113	176	720	1,395	41
South Dakota	1,355	-0.7%	421	135	175	619	11
Tennessee	7,809	0.3%	2,889	1,883	878	2,119	67
Texas	25,323	-0.1%	3,907	3,417	2,235	15,672	224
Utah	4,030	5.4%	386	101	1,609	1,961	-
Vermont	783	-3.1%	155	11	185	432	-
Virgin Islands	92	13.6%	19	7	41	26	-
Virginia	10,778	0.3%	2,163	2,275	2,456	3,842	89
Washington	9,246	3.6%	2,604	106	2,263	4,304	6
West Virginia	1,756	-1.2%	811	261	144	529	12
Wisconsin	8,641	4.1%	1,725	463	1,971	4,424	104
Wyoming	962	3.3%	230	312	159	264	3
Nationwide	396,446	1.0%	82,739	45,020	53,298	215,756	1,732

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