



NMLS Mortgage Industry Report

2015 Q3 Update

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Conference of State Bank Supervisors
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NMLS Mortgage Industry Report: 2015Q3 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	15,837	37,325
Branch	21,059	47,502
Individual	130,284	382,291

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	10,191
Individual	405,738

Dual Entities

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

Type	Unique entities
Company	99
Individual	4,827

¹ Unless otherwise noted, all figures cover activity from 2015Q3, or statuses as of September 30, 2015.

2. State-Licensed Mortgage Entities¹, September 30, 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	520	5.7%	112	835	8,030	22.2%	823	15.8
Alaska	163	5.8%	31	206	1,368	6.1%	130	8.1
Arizona	736	-0.5%	396	1,804	8,845	10.6%	4,174	14.0
Arkansas	317	2.6%	25	441	2,699	8.8%	185	9.5
California BRE	5,906	-0.3%	5,832	1,050	18,247	-1.0%	16,843	2.8
California DBO	969	8.3%	417	5,446	25,841	8.8%	12,176	27.3
Colorado	1,119	5.5%	473	-	9,216	7.2%	2,770	8.8
Connecticut	613	6.2%	140	617	6,594	19.8%	894	10.4
Delaware	339	9.4%	14	589	3,242	11.8%	215	10.9
District of Columbia	438	4.8%	6	689	3,703	22.0%	63	9.6
Florida	2,108	8.0%	1,113	2,182	20,841	10.8%	7,466	9.6
Georgia	911	6.8%	385	513	10,256	17.4%	2,312	12.3
Guam	9	-	1	5	1	-	1	1.0
Hawaii	299	4.2%	105	183	1,724	0.8%	713	7.2
Idaho	324	7.3%	36	543	2,933	5.4%	521	7.8
Illinois	739	1.9%	283	445	10,103	4.8%	3,339	14.1
Indiana DFI	363	4.9%	31	-	8,081	16.5%	965	21.4
Indiana SOS	147	-2.6%	79	18	509	-7.5%	216	2.7
Iowa	524	3.8%	101	726	3,771	8.2%	202	13.0
Kansas	418	6.9%	37	683	4,155	13.2%	592	13.2
Kentucky	437	1.6%	67	721	6,221	18.2%	934	17.3
Louisiana	477	6.7%	174	813	7,129	16.2%	992	13.2
Maine	315	-0.3%	44	476	3,063	31.1%	266	11.5
Maryland	776	2.2%	197	1,283	9,884	8.2%	2,176	13.6
Massachusetts	497	-4.2%	177	881	7,603	-1.7%	1,637	15.8
Michigan	717	3.3%	293	-	9,401	8.2%	4,134	14.3
Minnesota	592	3.0%	171	528	4,727	2.1%	1,393	10.7
Mississippi	314	4.3%	42	455	3,164	22.3%	367	9.9
Missouri	441	20.8%	213	599	4,751	2.1%	1,796	11.4
Montana	250	3.3%	31	333	2,099	15.5%	124	9.2
Nebraska	341	2.7%	32	450	2,365	8.5%	172	9.1
Nevada	312	4.7%	112	490	5,468	22.6%	1,791	17.1
New Hampshire	370	-0.5%	33	624	3,336	3.7%	393	11.6
New Jersey	735	1.1%	285	1,167	12,818	8.4%	3,501	15.1
New Mexico	380	-1.0%	57	650	4,492	22.4%	444	10.6
New York	833	-5.6%	554	701	7,143	3.6%	2,784	9.2
North Carolina	575	6.7%	152	961	10,714	11.6%	2,129	17.8
North Dakota	383	7.9%	32	396	2,150	11.3%	58	10.5
Ohio	577	0.9%	226	1,907	8,629	22.8%	2,392	17.2
Oklahoma DCC	340	5.9%	64	507	4,702	35.9%	507	12.3
Oregon	634	2.6%	169	1,355	8,073	20.8%	1,775	12.6
Pennsylvania	852	1.8%	371	1,469	13,393	9.9%	2,675	13.4
Puerto Rico	84	-2.3%	34	123	437	5.8%	290	8.9
Rhode Island	350	0.0%	31	362	2,467	-1.5%	446	10.8
South Carolina BFI	349	5.1%	16	795	5,551	9.8%	635	13.7
South Carolina DCA	161	11.8%	117	63	415	-9.8%	299	2.2
South Dakota	258	4.0%	6	-	2,129	20.1%	84	11.6
Tennessee	582	3.4%	110	1,437	8,854	13.8%	1,532	15.6
Texas OCCC	-	-	-	-	384	-20.0%	70	-
Texas SML	1,572	1.9%	1,023	2,425	20,447	12.9%	7,875	12.0
Utah DFI	-	-	-	-	226	4.6%	4	-
Utah DRE	480	-0.8%	250	338	4,694	4.5%	2,591	9.1

	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	306	11.7%	22	379	1,610	7.3%	91	8.4
Virgin Islands	35	9.4%	1	46	98	0.0%	21	4.7
Virginia	777	2.8%	228	1,713	14,074	14.5%	2,351	17.0
Washington	824	1.9%	214	2,079	14,293	14.0%	3,312	17.2
West Virginia	340	4.6%	31	419	1,936	0.9%	101	7.4
Wisconsin	449	0.7%	70	871	7,279	14.0%	764	16.7
Wyoming	225	4.2%	6	302	2,066	13.7%	49	10.0
Nationwide	15,837	-0.3%	-	21,059	130,284	2.0%	-	7.9

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 2015Q3: Texas OCC, Utah DFI.

5. Guam did not manage mortgage company licensing through NMLS in 2014Q3. Annual percent change cannot be determined.

6. The following agencies did not manage mortgage branch licensing through NMLS in 2015Q3: 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. 2015Q3 State Licensing Activities: Mortgage Company Licenses¹

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	23	20	-	-	-	6	1
Alaska	15	3	-	2	-	2	-
Arizona	28	14	-	9	-	6	-
Arkansas	8	7	-	2	-	6	-
California BRE	183	124	-	24	-	-	1
California DBO	52	47	-	28	5	12	-
Colorado	32	35	-	-	-	-	-
Connecticut	23	28	-	5	-	17	-
Delaware	15	14	-	-	-	7	-
District of Columbia	12	9	-	-	-	30	-
Florida	107	115	5	18	-	25	-
Georgia	28	32	-	4	-	8	-
Guam	-	1	-	-	-	-	-
Hawaii	15	20	(2)	1	-	-	-
Idaho	11	9	-	9	-	3	-
Illinois	35	20	-	6	-	7	-
Indiana DFI	17	16	-	3	-	2	-
Indiana SOS	6	3	-	-	-	1	-
Iowa	24	21	-	-	-	6	-
Kansas	20	19	-	3	-	6	-
Kentucky	16	11	-	1	-	4	-
Louisiana	20	15	-	1	-	5	1
Maine	5	7	-	-	-	1	1
Maryland	26	19	-	5	-	17	-
Massachusetts	18	6	-	7	-	4	-
Michigan	38	28	-	2	-	11	-
Minnesota	24	19	-	1	-	8	-
Mississippi	17	15	-	1	-	7	-
Missouri	21	15	-	2	-	8	1
Montana	9	9	-	1	-	3	-
Nebraska	15	19	-	2	-	7	-
Nevada	24	3	-	5	-	5	-
New Hampshire	5	5	-	1	-	7	-
New Jersey	13	18	-	-	-	8	-
New Mexico	10	12	-	1	-	6	-
New York	19	6	-	3	-	15	33
North Carolina	14	27	-	10	-	7	-
North Dakota	25	21	-	-	-	4	-
Ohio	24	15	-	8	-	6	-
Oklahoma DCC	18	19	-	-	-	6	-
Oregon	25	19	-	1	-	5	-
Pennsylvania	19	19	-	-	-	12	-
Puerto Rico	1	-	-	-	-	1	-
Rhode Island	31	13	-	2	-	11	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	24	19	-	3	-	9	-
South Carolina DCA	6	2	-	1	-	-	-
South Dakota	10	9	-	-	-	4	-
Tennessee	20	19	-	1	-	4	-
Texas SML	61	59	-	34	-	11	-
Utah DRE	20	16	-	-	-	1	-
Vermont	28	24	-	5	-	6	-
Virgin Islands	1	1	-	1	-	-	-
Virginia	26	23	-	8	-	17	-
Washington	23	19	-	1	-	14	-
West Virginia	12	16	-	2	-	5	-
Wisconsin	22	20	-	1	-	8	-
Wyoming	6	8	-	-	-	6	-
National	1,350	1,132	5	225	5	397	38

Notes

1. The following agencies did not manage mortgage company licensing through NMLS in 2015Q3: 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. 2015Q3 State Licensing Activities: Mortgage Loan Originator Licenses

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	902	845	-	5	-	49	-
Alaska	100	87	1	8	-	8	-
Arizona	1,557	977	-	46	-	22	-
Arkansas	245	320	-	5	-	221	-
California BRE	420	214	1	118	-	1	-
California DBO	2,129	2,025	4	31	-	38	1
Colorado	720	600	-	-	-	-	-
Connecticut	835	739	-	47	-	23	2
Delaware	302	327	-	25	-	26	-
District of Columbia	390	392	-	-	-	13	-
Florida	1,494	1,407	21	45	-	72	5
Georgia	1,126	843	2	185	-	139	156
Guam	1	-	-	-	-	-	-
Hawaii	106	98	(1)	8	-	11	-
Idaho	324	247	-	73	-	11	-
Illinois	663	649	1	10	-	46	-
Indiana DFI	825	786	-	14	-	35	-
Indiana SOS	34	22	1	11	-	1	-
Iowa	348	352	-	3	-	17	-
Kansas	543	501	8	32	-	22	-
Kentucky	726	569	-	37	-	370	-
Louisiana	1,116	919	-	5	-	32	-
Maine	378	411	-	2	-	9	2
Maryland	895	806	-	165	-	72	2
Massachusetts	482	409	1	89	-	40	20
Michigan	1,026	864	-	179	-	75	-
Minnesota	336	274	1	3	-	16	-
Mississippi	422	451	-	22	-	295	-
Missouri	431	402	-	32	-	18	19
Montana	269	265	-	11	-	10	-
Nebraska	308	255	2	32	-	11	-
Nevada	675	605	-	41	1	12	-
New Hampshire	257	271	-	30	-	205	-
New Jersey	976	977	-	102	-	63	-
New Mexico	551	549	1	8	-	15	-
New York	470	283	1	88	-	2	1
North Carolina	1,133	1,118	-	74	-	68	1
North Dakota	186	188	-	3	-	6	-
Ohio	1,384	1,326	2	54	-	64	-
Oklahoma DCC	707	653	-	6	-	25	1
Oregon	898	927	-	44	-	30	-
Pennsylvania	1,166	1,155	-	39	-	70	-
Puerto Rico	27	26	-	-	-	3	-
Rhode Island	231	240	-	4	-	22	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina BFI	422	414	-	35	-	31	-
South Carolina DCA	25	18	-	3	-	1	-
South Dakota	282	288	-	9	-	12	-
Tennessee	778	757	24	3	-	60	-
Texas OCCC	31	25	2	12	-	3	-
Texas SML	1,877	1,811	10	272	-	81	-
Utah DFI	24	12	-	6	-	2	-
Utah DRE	249	226	1	3	1	12	-
Vermont	94	119	-	16	-	7	-
Virgin Islands	3	5	-	1	-	2	-
Virginia	1,592	1,491	-	179	-	70	6
Washington	1,307	1,291	1	52	-	40	4
West Virginia	144	130	-	9	-	10	-
Wisconsin	791	766	-	25	-	29	-
Wyoming	321	273	11	40	-	9	-
National	36,054	33,000	96	2,401	2	2,657	220

Notes

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

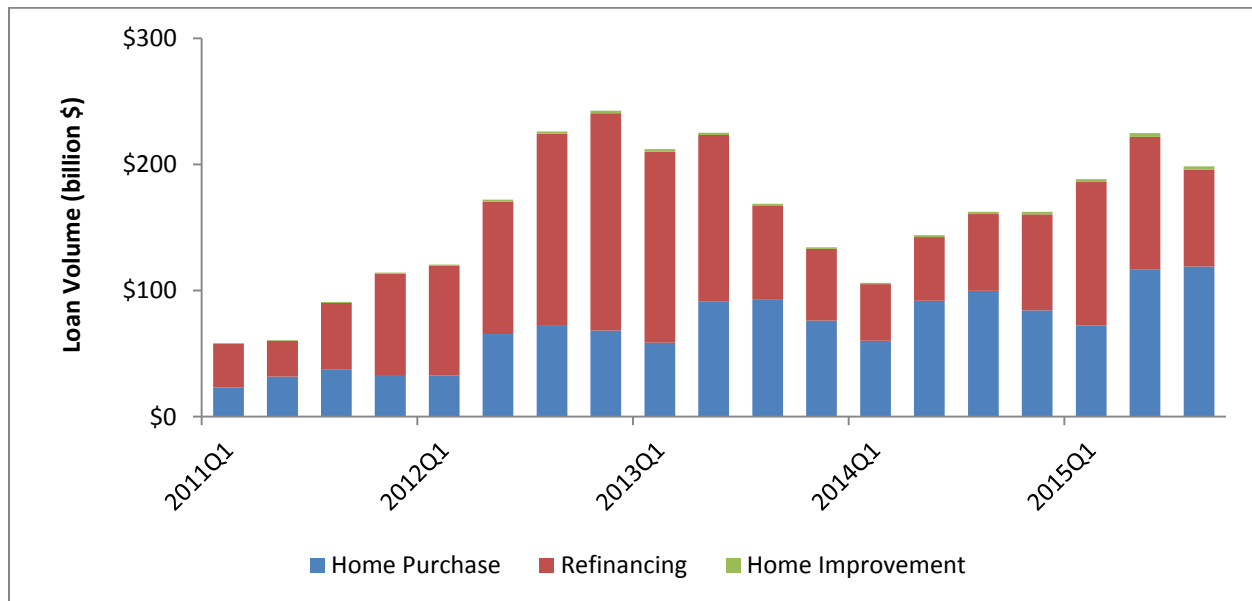
Terminated-Status assigned when a regulator expires a license/registration.

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.

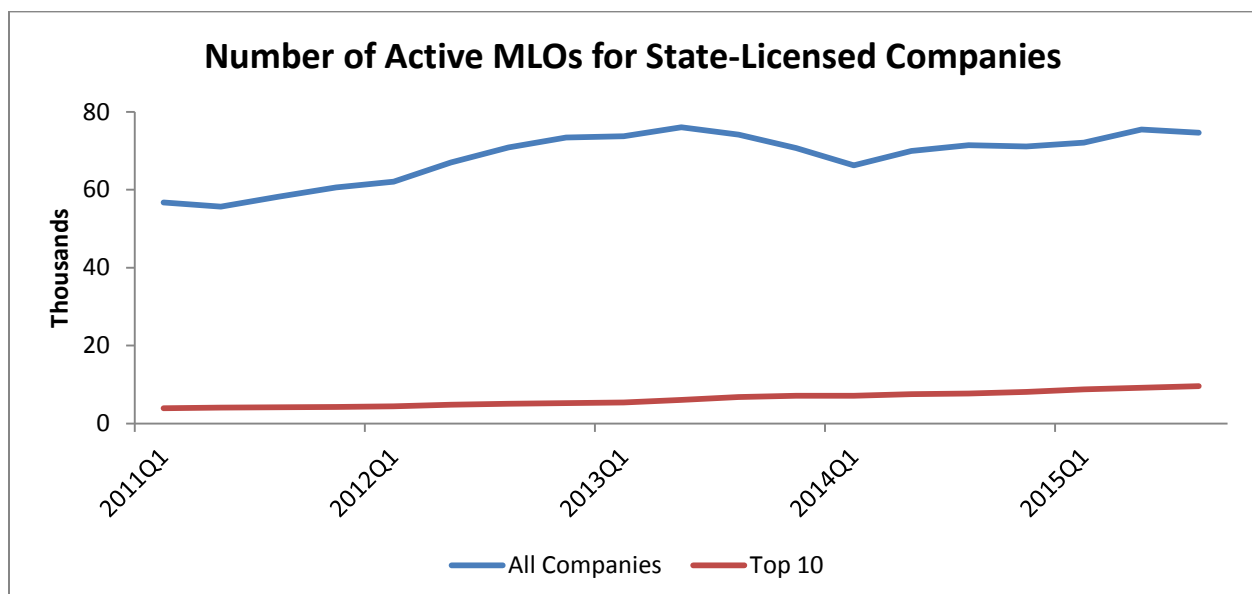
Loan Originations by Purpose

Forward loan originations reported by state-licensed companies have decreased by 11.7 percent since last quarter, but are up by 22.2 percent over the year. The over-the-quarter decrease is the result of lower refinancing, which decreased by 26.9 percent. Home purchase volume remained essentially unchanged over the quarter, and increased 19.4 percent over the year.



Active MLOs

The number of Active MLOs* in 2015Q3 increased by 4.5 percent nationwide and 24.9 percent for the top ten state-licensed companies (by origination volume) year over year.



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

6. Federally Registered Mortgage Loan Originators, September 30, 2015

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,602	2.6%	2,157	1,868	980	1,545	84
Alaska	727	15.4%	149	2	108	476	-
Arizona	10,189	2.5%	474	574	1,239	7,931	-
Arkansas	4,135	5.5%	895	2,049	238	905	82
California	41,996	2.2%	4,817	1,558	5,033	30,739	-
Colorado	8,237	4.2%	1,441	955	1,120	4,761	1
Connecticut	5,822	2.8%	1,203	63	470	4,096	2
Delaware	1,451	-12.8%	96	336	145	867	9
District of Columbia	1,110	9.5%	96	57	163	795	-
Florida	24,680	6.1%	3,281	3,536	4,007	13,968	40
Georgia	9,350	5.4%	3,672	1,102	732	3,880	56
Guam	113	0.9%	64	19	26	5	-
Hawaii	1,951	4.7%	591	498	411	454	3
Idaho	2,526	5.6%	769	14	521	1,229	7
Illinois	18,121	1.7%	3,900	2,088	1,517	10,699	9
Indiana	8,315	2.5%	1,658	1,257	1,528	3,835	75
Iowa	5,542	2.8%	2,186	582	878	1,895	24
Kansas	4,384	1.6%	1,388	694	566	1,766	22
Kentucky	6,138	2.3%	2,346	842	532	2,368	77
Louisiana	6,209	5.7%	2,614	975	591	2,013	49
Maine	1,775	2.5%	584	22	429	744	2
Maryland	6,693	0.7%	1,255	1,429	776	3,258	46
Massachusetts	9,403	3.0%	2,988	569	1,633	4,249	-
Michigan	12,854	5.4%	1,367	2,915	2,818	5,746	94
Minnesota	7,739	-3.3%	1,929	187	1,153	4,468	48
Mississippi	3,551	2.8%	1,975	651	159	724	48
Missouri	9,309	-0.2%	2,454	2,023	922	3,925	27
Montana	1,478	2.3%	480	419	228	352	6
Nebraska	3,446	0.3%	1,295	300	590	1,253	19
Nevada	2,742	2.8%	459	28	224	2,043	-
New Hampshire	1,709	8.9%	441	9	305	959	-
New Jersey	12,100	7.8%	2,019	191	500	9,454	1
New Mexico	1,757	-2.4%	402	96	191	1,072	6
New York	25,636	4.1%	1,065	2,573	2,686	19,359	6
North Carolina	11,808	6.0%	3,868	958	2,555	4,323	157
North Dakota	1,144	4.5%	447	16	224	460	-
Ohio	16,978	0.5%	1,633	2,290	1,886	11,158	88
Oklahoma	4,733	-0.5%	1,568	1,256	474	1,464	35
Oregon	6,126	5.0%	1,531	42	1,483	3,086	8
Pennsylvania	18,326	0.7%	5,704	1,696	2,243	8,889	60
Puerto Rico	835	-11.1%	235	209	348	42	5
Rhode Island	1,705	2.5%	312	76	320	1,000	-

State	Total	Annual percentage change	FDIC	FRB	NCUA	OCC	FCA
South Carolina	4,685	1.6%	2,242	202	747	1,490	43
South Dakota	1,368	-0.5%	430	146	183	602	12
Tennessee	8,064	2.1%	3,039	1,851	936	2,226	68
Texas	25,627	3.3%	3,956	3,645	2,400	15,573	236
Utah	4,246	7.4%	392	102	1,750	2,028	-
Vermont	799	-2.4%	152	4	193	450	-
Virgin Islands	96	9.1%	20	5	46	26	-
Virginia	11,143	3.1%	2,251	2,351	2,643	3,871	92
Washington	9,350	4.1%	2,697	109	2,206	4,375	6
West Virginia	1,779	2.1%	829	255	147	538	12
Wisconsin	8,747	2.4%	1,775	455	2,004	4,440	105
Wyoming	980	3.3%	223	321	174	265	3
Nationwide	405,738	3.0%	85,768	46,454	56,348	217,937	1,772

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