



NMLS Mortgage Industry Report 2016Q3 Update

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Conference of State Bank Supervisors
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NMLS Mortgage Industry Report: 2016Q3 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	16,117	39,662
Branch	22,454	54,605
Individual	139,881	460,372

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	9,798
Individual	416,182

Dual Entities

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

Type	Unique Entities
Company	96
Individual	4,530

¹ Unless otherwise noted, all figures cover activity from 2016Q3, or statuses as of September 30, 2016.

2. State-Licensed Mortgage Entities¹, September 30, 2016

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	553	6.3%	107	901	10,142	26.3%	857	18.1
Alaska	175	7.4%	32	243	1,757	28.4%	137	10.0
Arizona	797	8.3%	408	2,206	12,773	44.4%	5,054	18.0
Arkansas	344	8.5%	27	515	3,033	12.4%	207	9.9
California BRE	6,012	1.8%	5,940	1,014	18,385	0.8%	16,938	2.7
California DBO	1,078	11.2%	465	5,993	31,287	21.1%	13,814	29.1
Colorado	1,257	12.3%	506	(6)	12,228	32.7%	3,102	10.4
Connecticut	614	0.2%	135	707	8,119	23.1%	936	12.8
Delaware	363	7.1%	15	680	3,921	20.9%	229	11.8
District of Columbia	457	4.3%	6	804	4,750	28.3%	65	10.8
Florida	2,246	6.5%	1,182	2,636	23,419	12.4%	8,408	9.9 ⁷
Georgia	971	6.6%	408	560	12,435	21.2%	2,602	14.4
Guam	13	44.4%	3	15	6	500.0%	5	1.7
Hawaii	308	3.0%	100	192	2,159	25.2%	743	8.6
Idaho	311	-4.0%	32	570	3,785	29.0%	549	9.7
Illinois	774	4.7%	287	540	12,320	21.9%	3,623	17.1
Indiana DFI	379	4.4%	30	(6)	10,143	25.5%	1,075	25.3
Indiana SOS	152	3.4%	77	16	534	4.9%	200	2.8
Iowa	552	5.3%	96	847	4,984	32.2%	220	16.6
Kansas	460	10.0%	33	758	5,567	34.0%	643	16.2
Kentucky	456	4.3%	65	834	7,673	23.3%	978	20.9
Louisiana	515	8.0%	166	922	9,209	29.2%	1,017	16.4
Maine	325	3.2%	41	523	4,148	35.4%	253	14.6
Maryland	802	3.4%	199	1,465	12,078	22.2%	2,378	15.8
Massachusetts	492	-1.0%	171	1,013	8,374	10.1%	1,637	18.1
Michigan	754	5.2%	295	(6)	10,880	15.7%	4,544	16.1
Minnesota	618	4.4%	175	586	5,276	11.6%	1,463	11.2
Mississippi	338	7.6%	38	553	3,703	17.0%	366	11.0
Missouri	479	8.6%	226	775	6,770	42.5%	2,087	14.9
Montana	268	7.2%	31	383	2,712	29.2%	146	10.7
Nebraska	362	6.2%	31	541	2,943	24.4%	175	11.0
Nevada	365	17.0%	116	621	7,474	36.7%	2,011	20.6
New Hampshire	376	1.6%	33	668	3,739	12.1%	393	13.2
New Jersey	763	3.8%	284	1,359	14,704	14.7%	3,713	16.9
New Mexico	382	0.5%	48	767	5,607	24.8%	469	12.7
New York	799	-4.1%	523	789	7,631	6.8%	2,898	10.5
North Carolina	572	-0.5%	142	1,132	12,758	19.1%	2,424	21.1
North Dakota	416	8.6%	30	436	2,603	21.1%	61	12.1
Ohio	623	8.0%	229	1,940	10,288	19.2%	2,588	18.6
Oklahoma DCC	366	7.6%	61	581	5,906	25.6%	551	14.0
Oregon	696	10.5%	178	1,561	10,744	33.1%	1,883	14.6
Pennsylvania	899	5.5%	370	1,645	15,546	16.1%	2,897	15.1
Puerto Rico	83	-1.2%	28	133	414	-5.3%	279	7.8
Rhode Island	384	9.7%	31	469	3,073	24.6%	475	12.4
South Carolina BFI	360	3.2%	16	931	6,163	11.0%	735	14.8
South Carolina DCA	169	5.0%	127	58	424	2.2%	310	2.2
South Dakota	279	8.1%	6	(6)	2,741	28.7%	78	13.7
Tennessee	620	6.5%	109	1,681	11,072	25.1%	1,637	18.3
Texas OCCC	(4)	(4)	(4)	(6)	371	-3.4%	72	-. ⁷
Texas SML	1,646	4.7%	1,040	2,824	23,550	15.2%	8,553	13.1
Utah DFI	197	(5)	17	(6)	194	-14.2%	4	-. ⁷
Utah DRE	485	1.0%	250	371	5,024	7.0%	2,792	9.8

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
Vermont	323	5.6%	21	400	1,935	20.2%	95	10.3
Virgin Islands	34	-2.9%	2	57	93	-5.1%	21	4.6
Virginia	800	3.0%	229	2,047	16,750	19.0%	2,579	19.7
Washington	869	5.5%	212	2,384	17,218	20.5%	3,451	19.6
West Virginia	357	5.0%	28	455	2,074	7.1%	104	7.6
Wisconsin	468	4.2%	65	1,015	8,576	17.8%	797	19.4
Wyoming	238	5.8%	6	360	2,885	39.6%	57	13.1
Nationwide	16,117	1.8%	-	22,454	139,881	7.4%	-	8.4

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. Texas OCCC did not manage mortgage company licensing through NMLS in 2016Q3.
5. Utah DFI did not manage mortgage company licensing through NMLS in 2015Q3. Annual percent change cannot be determined.
6. The following agencies did not manage mortgage branch licensing through NMLS in 2016Q3: Colorado, Indiana DFI, Michigan, South Dakota, Texas OCCC, Utah DFI.
7. The following agencies do not require Sponsorship of MLOs by the employing company: Florida, Texas OCCC, Utah DFI. MLOs located in the state and Average MLOs per Company may not be accurate.

3. 2016Q3 State Licensing Activities: Mortgage Company Licenses¹

State Agency	New Applications Processed			License Expirations			
	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	17	12	-	1	-	1	-
Alaska	15	11	-	6	-	2	-
Arizona	32	50	-	9	-	8	-
Arkansas	11	12	-	3	-	7	-
California BRE	165	118	-	4	-	-	-
California DBO	66	51	-	38	4	6	-
Colorado	49	52	-	-	-	4	-
Connecticut	10	11	-	2	-	5	-
Delaware	8	18	-	2	-	2	-
District of Columbia	9	10	-	-	-	1	-
Florida	90	80	-	8	-	25	2
Georgia	42	38	-	6	-	7	-
Guam	1	-	-	-	-	-	-
Hawaii	16	7	(2)	2	-	36	-
Idaho	16	5	-	8	-	2	-
Illinois	28	29	-	3	-	10	-
Indiana DFI	19	16	-	1	-	1	-
Indiana SOS	6	5	-	1	-	-	-
Iowa	27	25	-	3	-	6	-
Kansas	15	15	-	-	-	128	-
Kentucky	13	13	-	2	-	2	-
Louisiana	6	12	-	-	-	3	-
Maine	12	8	-	-	-	2	-
Maryland	24	19	-	3	-	6	-
Massachusetts	40	14	-	35	-	4	-
Michigan	36	28	2	5	-	8	-
Minnesota	26	27	-	-	-	1	-
Mississippi	12	13	-	1	-	5	-
Missouri	11	9	-	1	-	4	2
Montana	12	7	-	-	-	-	-
Nebraska	10	14	-	1	-	4	-
Nevada	31	55	-	20	-	2	-
New Hampshire	9	8	-	4	-	3	-
New Jersey	23	16	-	2	-	4	-
New Mexico	11	5	-	1	-	1	-
New York	10	6	1	5	-	4	9
North Carolina	23	20	-	12	-	6	-
North Dakota	11	14	-	-	-	3	-
Ohio	33	32	1	7	-	10	-
Oklahoma DCC	27	31	-	3	-	8	-
Oregon	20	20	-	2	-	9	-
Pennsylvania	31	31	-	3	-	7	-
Puerto Rico	3	3	-	-	-	-	-
Rhode Island	18	10	-	1	-	7	-
South Carolina BFI	17	13	-	4	-	-	5

State Agency	New Applications			Applications Processed			License Expirations		
	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated		
South Carolina DCA	15	7	-	3	-	1	-		
South Dakota	8	8	-	1	-	1	-		
Tennessee	16	16	-	-	-	1	1		
Texas SML	61	50	-	5	-	10	-		
Utah DFI	8	7	-	-	-	-	-		
Utah DRE	16	13	-	-	-	-	-		
Vermont	19	32	-	2	-	5	-		
Virgin Islands	1	1	-	-	-	3	-		
Virginia	29	15	-	9	-	9	-		
Washington	31	36	-	6	-	5	-		
West Virginia	10	11	-	3	-	1	-		
Wisconsin	12	11	-	2	-	5	-		
Wyoming	5	8	-	2	-	1	-		
National	1,342	1,208	4	242	4	396	14		

Notes

1. Texas OCCC did not manage mortgage company licensing through NMLS in 2016Q3.
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. 2016Q3 State Licensing Activities: Mortgage Loan Originator Licenses

State Agency	New Applications Processed			License Expirations			
	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	944	991	-	25	-	67	9
Alaska	224	204	-	20	-	9	-
Arizona	1,285	1,205	-	236	-	58	6
Arkansas	257	303	-	9	-	263	5
California BRE	467	233	1	55	1	-	-
California DBO	2,561	2,384	2	203	-	120	9
Colorado	1,490	1,292	2	13	-	-	2
Connecticut	646	573	6	43	1	68	41
Delaware	418	403	-	14	-	116	5
District of Columbia	391	410	-	3	-	25	6
Florida	1,366	1,236	166	89	1	91	-
Georgia	1,479	1,054	10	168	1	191	6
Guam	-	-	-	-	-	-	-
Hawaii	285	208	(1)	20	-	17	1
Idaho	449	312	-	78	-	34	17
Illinois	1,667	1,678	-	159	4	61	25
Indiana DFI	900	789	-	19	-	56	6
Indiana SOS	42	34	-	9	-	12	3
Iowa	629	636	-	5	-	31	8
Kansas	641	577	7	16	-	35	1
Kentucky	865	766	-	48	-	436	15
Louisiana	858	877	-	19	-	66	9
Maine	522	497	-	1	-	21	-
Maryland	1,173	1,210	1	92	-	61	12
Massachusetts	546	482	5	89	-	34	19
Michigan	1,001	837	3	142	-	115	3
Minnesota	358	286	-	10	-	26	-
Mississippi	465	434	-	32	-	309	9
Missouri	1,042	834	4	93	-	40	4
Montana	293	287	-	3	-	21	5
Nebraska	321	276	2	42	-	13	2
Nevada	765	645	-	112	1	45	27
New Hampshire	381	311	-	39	-	205	16
New Jersey	1,088	998	-	130	-	54	4
New Mexico	489	453	1	21	-	40	3
New York	540	566	1	339	-	82	3
North Carolina	1,192	1,144	5	60	-	96	50
North Dakota	303	273	-	3	-	16	4
Ohio	1,205	1,207	26	75	1	97	5
Oklahoma DCC	541	475	-	2	-	50	8
Oregon	859	851	-	49	-	61	3
Pennsylvania	1,183	1,102	-	71	-	113	21
Puerto Rico	14	13	-	1	-	2	-
Rhode Island	310	255	3	6	1	33	16
South Carolina BFI	383	353	1	37	-	51	7

State Agency	New Applications Processed			License Expirations			
	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina DCA	43	26	1	8	-	3	2
South Dakota	339	282	-	7	-	18	1
Tennessee	876	892	24	8	-	54	19
Texas OCC	29	18	-	23	-	21	2
Texas SML	1,912	1,480	4	79	-	117	12
Utah DFI	32	16	-	24	-	1	-
Utah DRE	248	239	-	6	-	12	5
Vermont	187	194	-	9	-	23	1
Virgin Islands	5	9	-	2	-	6	-
Virginia	1,481	1,421	2	145	-	85	7
Washington	1,362	1,314	2	41	2	88	23
West Virginia	118	114	1	11	-	15	3
Wisconsin	826	728	5	33	-	48	7
Wyoming	396	355	4	34	-	29	7
National	40,692	37,042	289	3,130	13	3,861	477

Notes

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

Definitions

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

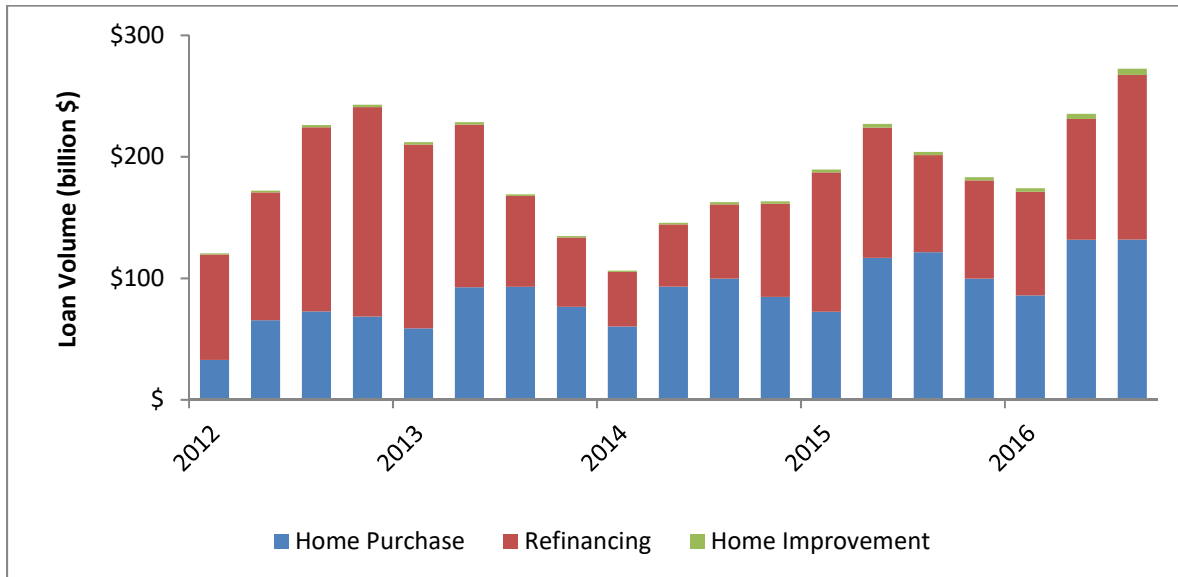
Terminated-Status assigned when a regulator expires a license/registration.

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.

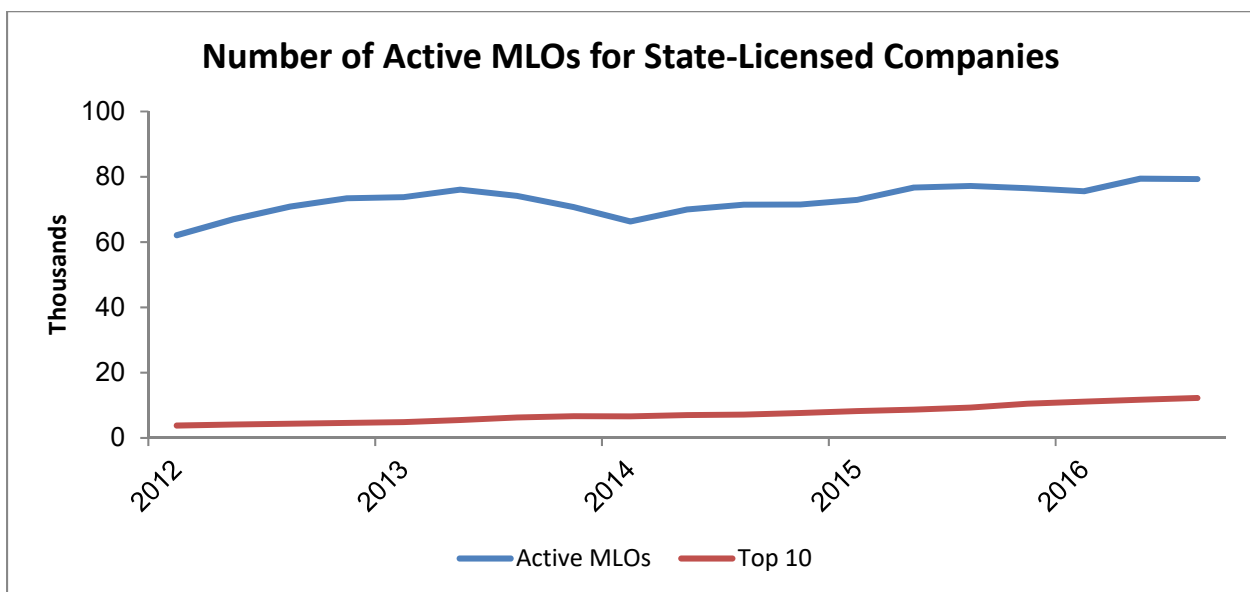
Loan Originations by Purpose

Forward loan originations reported by state-licensed companies have increased by 15.8 percent since last quarter and have increased by 33.6 percent over the year. The quarterly increase was mainly the result of a 36.4 percent increase in refinancing loan volume.



Active MLOs

The number of Active MLOs* in 2016Q3 increased by 2.7 percent nationwide over 2015Q3, and increased 31.6 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, 2016

State	Total	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,645	2,186	1,822	1,022	1,564	85
Alaska	728	150	8	111	468	-
Arizona	10,440	552	548	1,345	8,022	-
Arkansas	4,262	977	2,295	246	690	84
California	42,302	4,371	1,405	5,334	31,366	-
Colorado	8,421	1,430	1,140	1,188	4,718	1
Connecticut	5,962	1,277	91	504	4,100	4
Delaware	1,487	102	343	154	881	9
District of Columbia	1,147	106	57	169	816	-
Florida	25,881	3,438	3,449	4,420	14,674	51
Georgia	9,593	3,879	1,023	776	3,887	85
Guam	128	60	22	41	6	-
Hawaii	1,996	605	508	454	433	3
Idaho	2,650	807	18	625	1,204	7
Illinois	18,586	3,869	2,113	1,511	11,148	10
Indiana	8,614	1,747	1,268	1,678	3,895	79
Iowa	6,096	2,207	590	948	2,342	28
Kansas	4,302	1,408	714	572	1,631	13
Kentucky	6,186	2,344	843	569	2,378	77
Louisiana	6,234	2,729	953	615	1,922	50
Maine	1,868	611	21	436	806	1
Maryland	6,948	1,386	1,300	814	3,436	45
Massachusetts	9,842	3,177	581	1,683	4,439	-
Michigan	13,431	1,374	2,891	3,103	6,039	96
Minnesota	8,840	1,911	197	1,165	5,570	46
Mississippi	3,671	2,022	682	190	729	59
Missouri	9,064	2,533	2,255	966	3,322	28
Montana	1,518	481	442	233	367	6
Nebraska	3,576	1,261	348	666	1,294	21
Nevada	2,793	119	28	236	2,427	-
New Hampshire	1,780	461	12	321	989	-
New Jersey	12,627	2,088	486	486	9,601	1
New Mexico	1,799	398	101	209	1,097	6
New York	25,737	1,226	2,727	2,932	18,890	9
North Carolina	12,665	3,845	1,077	3,020	4,607	157
North Dakota	1,199	471	13	231	487	-
Ohio	17,356	1,787	2,448	1,919	11,179	100
Oklahoma	4,899	1,706	1,301	482	1,420	44
Oregon	6,247	1,511	62	1,580	3,110	8
Pennsylvania	18,772	6,155	1,518	2,297	8,859	62
Puerto Rico	794	221	181	345	44	6
Rhode Island	1,838	371	76	307	1,088	-
South Carolina	4,980	2,257	212	775	1,722	38
South Dakota	1,368	438	140	198	591	12
Tennessee	8,337	3,084	2,054	991	2,180	79
Texas	25,209	4,099	3,412	2,519	15,073	256
Utah	4,239	377	99	1,925	1,854	1
Vermont	787	129	3	201	455	-
Virgin Islands	94	14	5	51	25	-
Virginia	11,355	2,423	2,142	2,903	3,868	94
Washington	9,626	2,659	102	2,376	4,520	6
West Virginia	1,800	838	272	153	532	14

State	Total	FDIC	FRB	NCUA	OCC	FCA
Wisconsin	9,064	1,765	415	2,064	4,767	107
Wyoming	966	224	313	169	262	3
Nationwide	416,176	87,594	47,102	60,187	221,613	1,889

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