



NMLS Mortgage Industry Report 2017Q1 Update

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NMLS Mortgage Industry Report: 2017Q1 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, 2017
3. 2017Q1 State Licensing Activities: Mortgage Company Licenses
4. 2017Q1 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	15,976	40,146
Branch	23,204	57,544
Individual	139,760	466,914

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	9,391
Individual	416,503

Dual Entities

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

Type	Unique Entities
Company	89
Individual	3,159

¹ Unless otherwise noted, all figures cover activity from 2017Q1, or statuses as of March 31, 2017.

2. State-Licensed Mortgage Entities¹, March 31, 2017

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	555	6.1%	104	926	9,568	12.7%	902	17.3
Alaska	176	6.7%	18	274	1,843	31.3%	142	10.8
Arizona	803	8.7%	402	2,370	14,064	34.8%	5,349	19.7
Arkansas	351	8.3%	23	574	3,906	35.9%	223	12.5
California BRE	5,859	2.4%	5,791	974	17,808	1.3%	16,461	2.7
California DBO	1,125	11.8%	497	6,295	31,597	18.5%	13,947	28.7
Colorado	1,317	14.2%	513	(5)	13,415	40.6%	3,249	10.9
Connecticut	619	2.3%	136	734	7,738	10.1%	916	12.8
Delaware	383	13.0%	15	706	4,256	23.3%	237	12.1
District of Columbia	472	7.5%	7	847	4,724	15.8%	63	10.5
Florida	2,326	9.6%	1,194	3,057	25,734	22.1%	8,834	10.7 ⁶
Georgia	1,014	11.4%	424	578	13,506	24.1%	2,785	14.5
Guam	14	40.0%	3	18	8	60.0%	7	2.0
Hawaii	312	9.5%	98	201	2,343	36.3%	759	9.3
Idaho	309	2.3%	31	574	3,732	19.1%	548	9.6
Illinois	791	7.9%	290	606	13,540	38.6%	3,736	18.7
Indiana DFI	373	4.5%	26	(5)	10,032	17.2%	1,087	25.8
Indiana SOS	160	11.1%	76	12	518	7.9%	201	2.8
Iowa	567	7.0%	98	889	5,178	32.7%	232	17.7
Kansas	480	14.6%	34	811	5,524	23.3%	678	16.0
Kentucky	470	7.6%	71	918	7,182	1.9%	931	19.1
Louisiana	513	4.7%	161	967	8,525	14.3%	1,011	15.9
Maine	329	6.1%	40	552	4,354	31.6%	260	15.7
Maryland	802	2.8%	194	1,481	12,372	22.6%	2,400	16.3
Massachusetts	478	2.6%	171	1,032	8,150	9.2%	1,680	17.8
Michigan	759	5.7%	293	(5)	10,829	15.4%	4,650	16.4
Minnesota	612	3.6%	170	606	5,221	11.5%	1,498	11.6
Mississippi	365	14.8%	44	653	3,891	12.2%	370	11.1
Missouri	488	3.6%	238	831	7,818	51.2%	2,215	16.6
Montana	278	9.0%	30	412	2,747	24.1%	143	10.6
Nebraska	363	4.9%	30	561	3,052	21.7%	176	11.6
Nevada	404	25.1%	122	693	7,601	24.1%	2,078	20.0
New Hampshire	376	3.3%	31	708	3,795	11.0%	390	13.4
New Jersey	764	4.2%	278	1,430	14,110	9.8%	3,699	16.8
New Mexico	387	4.0%	48	786	5,638	18.4%	477	13.1
New York	782	-3.8%	507	832	7,737	14.7%	2,919	11.5
North Carolina	583	6.6%	140	1,218	13,154	25.3%	2,554	21.6
North Dakota	415	4.5%	32	447	2,758	31.6%	64	13.1
Ohio	627	5.2%	228	1,964	10,572	20.7%	2,706	19.4
Oklahoma DCC	385	12.2%	62	624	6,028	20.4%	565	14.2
Oregon	738	12.5%	178	1,631	10,516	15.5%	1,957	14.2
Pennsylvania	907	7.2%	361	1,688	15,248	13.7%	2,979	15.1
Puerto Rico	84	6.3%	28	90	393	2.1%	285	8.2
Rhode Island	399	7.5%	31	517	3,114	18.8%	476	12.2
South Carolina BFI	369	4.5%	15	990	5,976	8.1%	795	14.6
South Carolina DCA	171	8.2%	128	62	422	9.9%	314	2.3
South Dakota	280	6.1%	6	(5)	2,612	17.4%	89	13.2
Tennessee	623	7.6%	105	1,752	11,076	19.4%	1,660	18.3
Texas OCCC	(4)	(4)	(4)	(5)	269	-23.4%	67	- ⁶
Texas SML	1,664	6.7%	1,036	2,975	23,680	14.6%	8,923	13.2
Utah DFI	215	31.1%	16	(5)	181	11.0%	4	- ⁶
Utah DRE	486	3.2%	243	373	5,091	11.1%	2,881	10.0

	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	332	7.8%	23	422	2,018	24.5%	98	10.6
Virgin Islands	34	-5.6%	2	59	95	21.8%	17	4.3
Virginia	804	2.0%	230	2,183	16,465	14.2%	2,689	19.4
Washington	896	8.0%	210	2,509	16,739	12.4%	3,573	19.5
West Virginia	352	3.8%	26	477	2,009	8.1%	113	7.7
Wisconsin	473	4.0%	63	1,090	8,390	14.9%	840	19.6
Wyoming	246	9.3%	6	386	2,815	18.7%	63	12.7
Nationwide	15,976	3.1%	-	23,204	139,760	9.3%	-	8.6

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. Texas OCCC did not manage mortgage company licensing through NMLS in 2017Q1.
5. The following agencies did not manage mortgage branch licensing through NMLS in 2017Q1: Colorado, Indiana DFI, Michigan, South Dakota, Texas OCCC, Utah DFI.
6. 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. 2017Q1 State Licensing Activities: Mortgage Company Licenses¹

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	26	13	-	-	-	4	14
Alaska	10	11	-	-	-	3	18
Arizona	55	39	-	13	-	18	20
Arkansas	14	11	-	4	-	9	1
California BRE	226	160	-	1	-	1	428
California DBO	84	38	1	22	19	17	-
Colorado	76	75	-	-	-	1	57
Connecticut	23	22	-	6	-	5	13
Delaware	18	20	-	-	-	3	3
District of Columbia	23	23	-	-	-	1	20
Florida	158	134	2	6	-	4	86
Georgia	52	57	-	11	2	25	27
Guam	2	2	-	-	-	1	1
Hawaii	16	14	(2)	2	-	-	19
Idaho	22	8	-	1	-	4	9
Illinois	15	21	-	-	-	35	8
Indiana DFI	17	9	-	1	-	12	1
Indiana SOS	10	10	-	6	-	1	4
Iowa	19	19	-	-	-	6	9
Kansas	22	13	-	1	-	2	6
Kentucky	17	17	-	1	-	3	5
Louisiana	11	14	-	3	-	1	16
Maine	11	7	-	1	-	1	11
Maryland	20	37	-	8	-	5	45
Massachusetts	44	19	-	23	-	9	11
Michigan	40	39	-	5	-	5	18
Minnesota	25	20	-	2	-	8	16
Mississippi	14	21	-	-	-	1	4
Missouri	15	19	-	1	-	10	5
Montana	17	17	-	-	-	-	5
Nebraska	16	9	-	1	-	1	3
Nevada	40	32	-	7	-	1	9
New Hampshire	14	10	-	-	-	3	9
New Jersey	22	17	-	-	-	6	25
New Mexico	10	9	-	-	-	3	6
New York	20	6	-	6	-	11	19
North Carolina	23	22	-	6	-	8	12
North Dakota	11	13	-	-	-	3	5
Ohio	29	31	-	15	-	5	17
Oklahoma DCC	27	19	-	1	-	3	4
Oregon	38	38	-	4	-	2	14
Pennsylvania	34	30	-	3	-	11	20
Puerto Rico	2	2	-	-	-	-	1
Rhode Island	28	27	-	3	-	13	-
South Carolina BFI	22	22	-	3	-	5	2

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina DCA	9	5	-	3	-	-	7
South Dakota	18	7	-	3	-	2	5
Tennessee	35	37	-	1	-	-	34
Texas SML	88	63	-	30	-	10	65
Utah DFI	16	17	-	-	-	1	1
Utah DRE	33	36	-	3	-	2	35
Vermont	31	19	-	10	-	2	-
Virgin Islands	1	1	-	-	-	2	-
Virginia	44	23	-	8	-	10	12
Washington	39	38	-	3	-	15	12
West Virginia	16	12	-	-	-	2	11
Wisconsin	21	20	-	1	-	4	8
Wyoming	12	11	-	-	-	1	3
National	1,801	1,485	3	229	21	321	1,219

Notes

1. Texas OCC did not manage mortgage company licensing through NMLS in 2017Q1.
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. 2017Q1 State Licensing Activities: Mortgage Loan Originator Licenses

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	623	662	-	23	-	48	2,016
Alaska	243	187	1	17	-	15	297
Arizona	1,472	1,662	-	147	-	44	1,829
Arkansas	1,308	1,264	-	26	-	578	23
California BRE	615	316	1	56	3	2	3,037
California DBO	2,627	2,590	-	94	-	108	5,791
Colorado	1,408	1,434	-	31	-	6	1,699
Connecticut	662	645	1	60	-	98	1,923
Delaware	477	511	-	21	-	65	564
District of Columbia	453	457	-	-	-	19	953
Florida	4,769	3,868	18	100	-	78	3,299
Georgia	1,605	1,565	13	312	3	113	1,414
Guam	1	2	-	-	-	-	1
Hawaii	270	226	(1)	37	-	6	284
Idaho	448	342	-	59	-	195	620
Illinois	1,435	1,431	-	91	3	45	2,092
Indiana DFI	821	743	-	18	-	45	1,836
Indiana SOS	52	48	-	8	1	18	154
Iowa	618	628	-	2	-	54	1,215
Kansas	549	532	-	13	1	33	1,262
Kentucky	550	541	-	42	1	541	1,037
Louisiana	482	788	-	1	-	34	1,890
Maine	474	464	-	2	-	26	915
Maryland	1,115	1,181	-	123	1	69	2,097
Massachusetts	656	618	-	86	-	59	1,496
Michigan	992	1,199	2	158	-	231	2,045
Minnesota	347	325	-	3	1	27	934
Mississippi	536	545	-	13	-	429	163
Missouri	903	1,403	-	104	-	30	1,286
Montana	349	482	1	8	-	17	633
Nebraska	457	551	1	19	-	24	673
Nevada	836	786	-	151	1	20	1,305
New Hampshire	381	392	-	27	-	344	360
New Jersey	923	773	2	68	1	76	2,590
New Mexico	514	511	-	10	-	25	1,019
New York	882	579	-	177	-	34	1,331
North Carolina	1,185	1,265	2	63	-	85	2,611
North Dakota	331	339	-	6	-	30	383
Ohio	1,733	2,683	-	106	-	96	3,177
Oklahoma DCC	633	623	-	2	-	46	1,179
Oregon	799	832	-	42	-	44	2,124
Pennsylvania	1,002	1,019	-	43	-	196	2,867
Puerto Rico	6	22	-	1	-	-	58
Rhode Island	305	331	-	2	-	70	684
South Carolina BFI	389	367	-	34	-	40	976

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina DCA	35	26	-	11	-	4	94
South Dakota	329	374	-	9	-	18	778
Tennessee	1,021	1,473	13	6	-	67	2,268
Texas OCC	52	30	-	11	-	1	214
Texas SML	1,932	1,996	1	273	-	114	4,447
Utah DFI	43	30	-	12	-	3	73
Utah DRE	310	337	-	8	-	43	760
Vermont	214	221	-	34	-	68	317
Virgin Islands	26	18	-	-	-	4	16
Virginia	1,227	999	-	164	1	74	2,693
Washington	1,209	1,240	-	29	4	102	3,415
West Virginia	195	244	-	15	-	15	402
Wisconsin	607	662	2	35	-	56	1,730
Wyoming	316	395	12	30	-	17	665
National	44,752	45,777	70	3,043	21	4,749	82,014

Notes

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

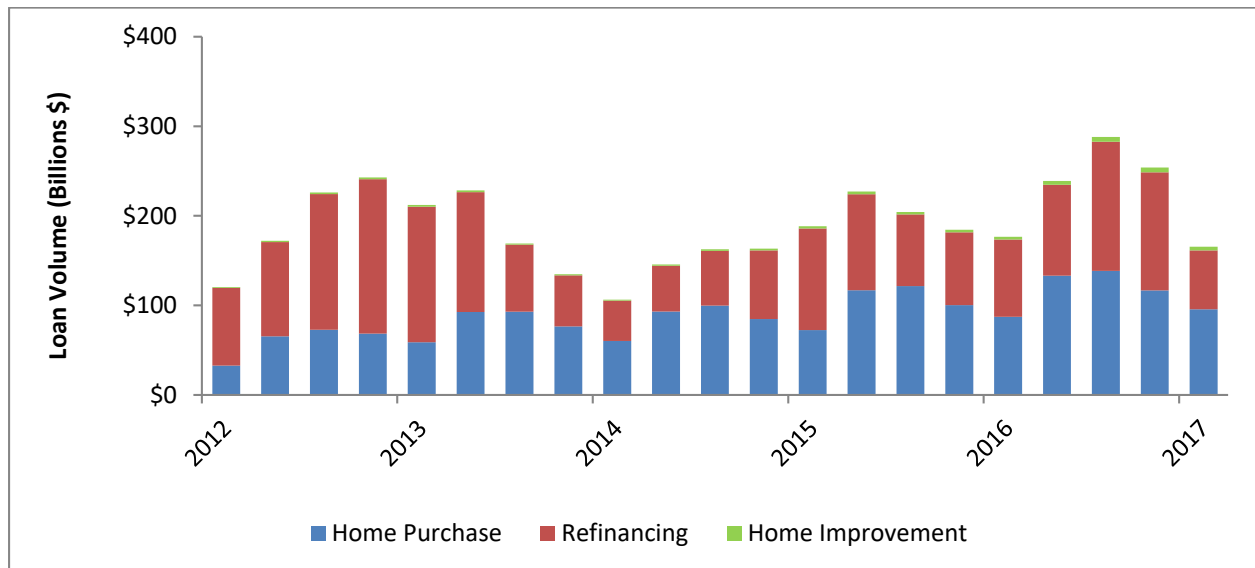
Terminated-Status assigned when a regulator expires a license/registration.

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.

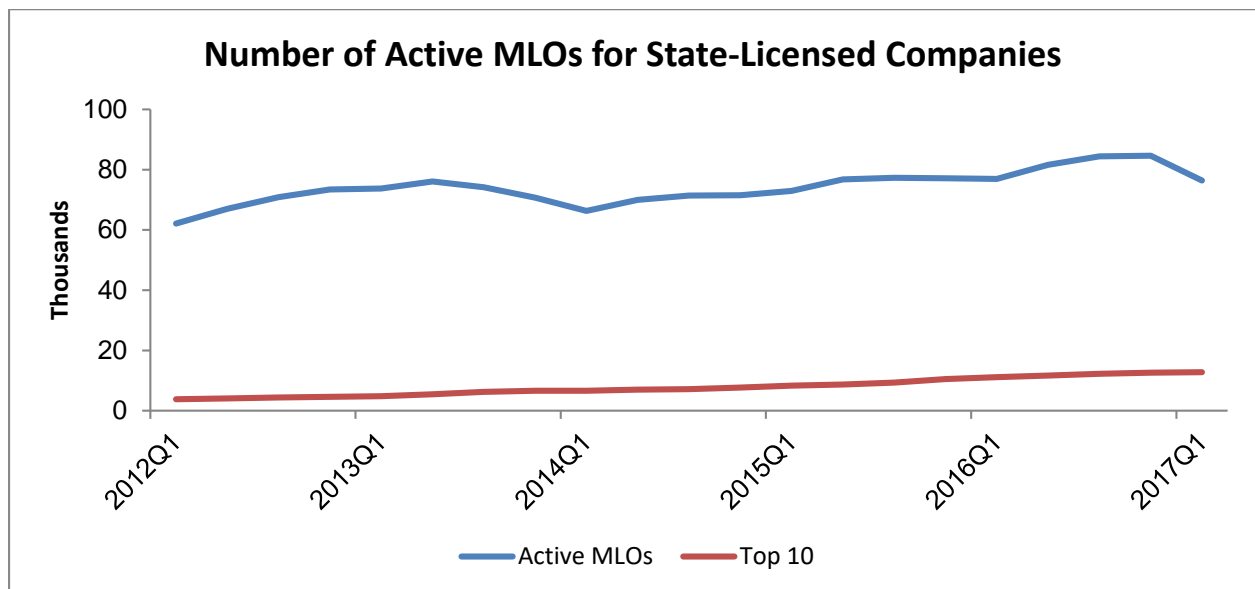
Loan Originations by Purpose

Forward loan originations reported by state-licensed companies have decreased by 35 percent since last quarter and have decreased by 6 percent over the year. The over-the-quarter decrease is mainly the result of lower refinance, which decreased by 27 percent.



Active MLOs

The number of Active MLOs* in 2017Q1 decreased by 0.7 percent nationwide over 2016Q1, and increased 14.9 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, March 31, 2017

State	Total	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,672	2,172	1,792	1,070	1,590	85
Alaska	730	147	13	99	479	-
Arizona	10,510	640	528	1,337	8,028	-
Arkansas	4,237	971	2,294	246	671	82
California	42,782	4,353	1,371	5,178	32,073	-
Colorado	8,372	1,507	1,130	1,190	4,617	4
Connecticut	5,949	1,277	99	520	4,065	4
Delaware	1,527	145	320	131	925	10
District of Columbia	1,130	90	58	169	815	-
Florida	26,250	3,551	3,429	4,505	14,865	46
Georgia	9,618	3,813	1,008	739	4,029	87
Guam	135	63	24	43	6	-
Hawaii	2,034	620	533	456	429	3
Idaho	2,612	819	27	621	1,150	6
Illinois	18,328	3,728	2,115	1,529	11,014	10
Indiana	8,589	2,081	1,410	1,705	3,355	82
Iowa	6,233	2,195	578	919	2,532	27
Kansas	4,370	1,472	765	581	1,575	12
Kentucky	6,148	2,303	879	631	2,277	83
Louisiana	6,161	2,708	943	602	1,889	49
Maine	1,902	610	21	426	851	-
Maryland	6,984	1,416	1,263	811	3,485	45
Massachusetts	10,253	3,417	607	1,695	4,576	-
Michigan	13,348	1,188	2,974	3,140	6,008	98
Minnesota	9,209	1,948	201	1,165	5,884	48
Mississippi	3,644	1,992	678	195	730	58
Missouri	9,099	2,567	2,331	928	3,277	33
Montana	1,494	517	387	230	364	6
Nebraska	3,571	1,305	354	613	1,297	18
Nevada	2,736	116	29	252	2,354	-
New Hampshire	1,794	454	15	323	1,007	-
New Jersey	12,564	1,950	480	506	9,661	2
New Mexico	1,782	391	102	226	1,070	5
New York	25,354	1,236	2,601	2,931	18,619	12
North Carolina	12,793	3,804	1,079	3,111	4,703	151
North Dakota	1,200	464	17	236	486	-
Ohio	17,396	1,789	2,763	1,899	10,918	107
Oklahoma	4,852	1,707	1,283	491	1,373	41
Oregon	6,181	1,504	62	1,576	3,056	6
Pennsylvania	18,783	6,063	1,528	2,307	8,940	61
Puerto Rico	778	211	183	335	46	6
Rhode Island	1,829	384	77	298	1,073	-
South Carolina	4,970	2,221	206	777	1,748	38
South Dakota	1,322	447	139	197	537	11
Tennessee	7,901	3,157	2,090	967	1,633	92
Texas	25,198	4,168	3,400	2,524	15,062	261
Utah	4,229	378	98	1,931	1,833	1
Vermont	809	136	3	218	452	-
Virgin Islands	74	10	5	39	20	-
Virginia	11,241	2,432	2,037	2,900	3,839	95
Washington	9,721	2,736	91	2,361	4,567	5
West Virginia	1,793	822	302	152	509	12

State	Total	FDIC	FRB	NCUA	OCC	FCA
Wisconsin	8,827	1,705	441	2,115	4,496	108
Wyoming	991	254	310	167	262	3
Nationwide	416,493	88,081	47,443	60,286	220,978	1,912

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