

Last Review: 06/21/2021  
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## **Tennessee Department of Financial Institutions (TDFI) Pre-Licensure Education (PE) Notice**

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### **Purpose**

The purpose of this notice is to inform NMLS approved course providers of the required topics to be covered in the 2 hour state specific pre-licensure education (PE) requirement which must be met as a condition for obtaining a mortgage loan originator (MLO) license with the Tennessee Department of Financial Institutions.

### **PE requirements are as follows:**

- 3 hours of Federal law;
- 3 hours of Ethics;
- 2 hours of non-traditional mortgage lending;
- 10 hours of general electives;
- 2 hours of TN state-specific defined electives

**Total PE: 20 Hours**

**TDFI has established the following required topics list for the 2 hours of state-specific PE:**

### **Required Topics:**

- Tennessee Residential Lending, Brokerage and Servicing Act (Title 45, Chapter 13)
- Tennessee Home Loan Protection Act (Title 45, Chapter 20)
- Tennessee Rules pertaining to mortgage lending, loan servicing and loan brokering (Chapter 0180-17)

### **References:**

<https://www.tn.gov/tdfi/mortgage-consumer-lending/mortgage/mortgage-law.html>

#### NMLS Approving Authority

In accordance with the SAFE Act, NMLS is the approval authority for courses that are intended to satisfy the PE & CE requirement for an MLO to be licensed by a state-agency. Courses intending to satisfy these requirements must also meet NMLS course approval standards as detailed in the *Functional Specification for All NMLS Approved Courses*.

#### Legislative Updates

Course providers are responsible for keeping abreast of changes made to the applicable statutes, regulations and rules.