Vermont Department of Financial Regulation (VT-DFR)
Pre-licensure Education (PE) Notice

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 Vermont Department of Financial Regulation.

Vermont’s PE requirements are as follows:
- 3 hours of federal law and regulations;
- 3 hours of ethics, including fraud, consumer protection, and fair lending issues;
- 2 hours lending standards for non-traditional mortgage products;
- 10 hours of general electives;
- 2 hours of Vermont law and regulations;

Total PE: 20 hours

VT-DFR has established the following requirements for the 2 hours of state-specific PE:

Required Topics List:
- Vermont Licensed Lender Act, mortgage broker agreement, prohibited acts and practices with respect to lending and broker activity, usury statutes, permitted charges, commitment letters, high rate/high point loans, funded settlements.

- Financial privacy (opt-in state), trigger lead solicitations, non-discrimination, home loan escrow accounts, debt protection agreements, reverse mortgages, the Vermont Consumer Fraud Act, fair credit reporting, unlicensed loan transactions.

References:
The Vermont Licensed Lenders Act, 8 V.S.A. chapter 73 (https://legislature.vermont.gov/statutes/chapter/08/073)
Consumer Protection, 8 V.S.A. chapter 200 (https://legislature.vermont.gov/statutes/section/08/200/10201)
Interest, 9 V.S.A. chapter 4 (http://legislature.vermont.gov/statutes/chapter/09/004)
The Vermont Consumer Fraud Act, 9 V.S.A. chapter 63 (https://legislature.vermont.gov/statutes/chapter/09/063)

Banking Division Regulations
B-2018-01 Financial Privacy

B-2014-02 Mortgage Brokers

B-2015-01 Non Discrimination in Financial Services

B-2014-01 Record Retention
(https://dfr.vermont.gov/reg-bul-ord/record-retention)

Banking Division Bulletins
B-11 Charges on Subordinate Lien Mortgage

B-19 Permitted Charges on Mortgages

B-26 Mortgage Issues

B-31 Property Insurance

B-29 Guidance on Non-traditional Mortgage Products

B-30 Prohibition of Discrimination on the Basis of Gender Identity

B-32 Statement on Sub-prime Mortgage Lending

B-36 Financial Advisors – Transition Period to MLO

B-38 Clarification of Declared Rate for High Rate Loans

B-41 Mobile Home Disclosure
(https://dfr.vermont.gov/reg-bul-ord/mobile-home-disclosure)

B-42 MLO Reasonable Commuting Distance

B-44 Advertising & Social Media

B-48 Home Loan Escrow Update

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.