NMLS Release 2015.1 – Release Notes

Release Date: January 26, 2015

The purpose of these Release Notes is to provide a summary of System enhancements included in NMLS Release 2015.1.

The roadmap enhancement included in Release 2015.1 is as follows:

- **Mortgage Call Report (MCR)** – The MCR will be updated to allow licensees to report servicing activity as well as more accurate application information.

Mortgage Call Report

SUMMARY: The MCR will be updated to allow licensees to report servicing activity as well as more accurate application information.

NOTE: MCR Updates will be developed in 2015.1 but will not be deployed until April 1, 2015, the first day to begin reporting Q1 2015 MCR information. Any new initial MCR filing (quarterly, FYE, any available year) created on or after April 1, 2015 will be in this new form version until a future form version is released.

Financial Condition (FC)
Additional data will be collected for licensees who submit the Expanded MCR:
- *Schedule A-060: Mortgage Loans Held for Sale and Held for Investment, UPB*
    - A060W1 – Qualified Mortgage (QM)
    - A060W2 – Non-Qualified Mortgage
    - A060W9 – Total Loans (Calculation)
- Completeness Checks will be added to ensure that AC060W equals AC060W9.

Residential Mortgage Loan Activity (RMLA)
Additional data will be collected for licensees who submit the Standard or Expanded MCR:
- *Section I*
    - AC065 – Net Changes in Application Amount (decreases should be reflected as negative)
    - AC066 – Total Application Pipeline (Calculation)
    - AC090 – Total Application Pipeline Results (Calculation)

    - AC920 – Qualified Mortgage (QM)
    - AC930 – Non-Qualified Mortgage
    - AC990 – QM and Non-QM (Calculation)

    - AC1200 - Closed Loans During the Quarter with Servicing Retained
    - AC1210 - Closed Loans During the Quarter with Servicing Released
    - AC1290 – Total Closed Loans (Calculation)

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- Completeness Checks and Data Validation Warnings:
  - Data Validation Warnings will be added to ensure that AC066 equals AC090. The existence of a Data Validation Warning will not prevent submission, but a note in ACNOTE will be required.
  - Completeness Checks will be added to ensure that AC990 equals the Total Closed Loans (AC070) and MLO totals.
  - Completeness Checks will be added to ensure that AC1290 equals the Total Closed Loans (AC070) and MLO totals.

Additional data will be collected for licensees who submit the Expanded MCR:
- *Section III*
  - S115 – Mortgage Loans Modified Under HAMP

  - S460 – Loans Paid through Short Sale

  - S510 – Wholly Owned Loans Serviced
  - S520 – Loans Serviced Under MSRs
  - S530 – Subservicing for Others
  - S540 – Subservicing by Others
  - S590 – Totals Loans Serviced (Calculation)

  - S600 – Fixed
  - S610 – ARM
  - S690 – Total Rate Type (Calculation)

  - S700 – Government (FHA/VA/RHS)
  - S710 – Prime Conforming
  - S720 – Prime Non-Conforming
  - S730 – Other
  - S790 – Total Residential First Mortgages (Calculation)

Mortgage Call Report

- *Section III (cont.)*
    - o S800 – Closed-End Second Mortgages
    - o S810 – Funded HELOCs
    - o S820 – Reverse Mortgages
    - o S830 – Commercial Mortgage Loans
    - o S840 – Other
    - o S890 – Total Other Mortgages (Calculation)

    - o S900 – Total Mortgages Serviced (Calculation)

    - o S1000 – Equals 60% or less
    - o S1010 – Greater than 60% but less than or equal to 70%
    - o S1020 – Greater than 70% but less than or equal to 80%
    - o S1030 – Greater than 80% but less than or equal to 90%
    - o S1040 – Greater than 90% but less than or equal to 100%
    - o S1050 – Greater than 100%
    - o S1090 – Total Mortgages Serviced (Calculation)
- Completeness Checks will be added to ensure that S590 equals S690.

Additional data will be collected for licensees who submit the Expanded MCR:
- Three new navigation panel sections will be added to collect supporting information for S520, S530, and S540:
    - o *Section III – Loans Serviced Under MSRs*
    - o *Section III – Loans Serviced for Others*
    - o *Section III – Loans Serviced by Others*
- All three sections will collect the NMLS ID (if available), Owner/Servicer Name, Pool # (if applicable), Loan UPB, and Loan Count.
- Completeness Checks will be added to ensure that that totals in the new sections equal S520, S530, and S540, respectively.

Mortgage Call Report

RMLA – General

Additional data will be collected for licensees who submit the Standard or Expanded MCR:

- A new navigation panel section will be added for *Loans Serviced – Nationwide Totals* and the following data collected:
    - LS010 – Wholly Owned Loans Serviced
    - LS020 – Loans Serviced Under MSRs
    - LS030 – Subservicing for Others
    - LS040 – Subservicing by Others
    - LS090 – Total Servicing Activity (Calculation)

    - LS100 – Loan Servicing Transferred In During the Period
    - LS110 – Loan Servicing Transferred Out During the Period
    - LS190 – Total Loans Transferred In and Out During the Period (Calculation)

    - LS200 – Less than 30 Days Delinquent (includes loans that are not delinquent)
    - LS210 – 30 to 60 Days Delinquent
    - LS220 – 61 to 90 Days Delinquent
    - LS230 – 91 or more Days Delinquent
    - LS290 – Total Loans Serviced (Calculation)
- Completeness Checks and Data Validation Warnings:
    - Data Validation Warnings will be added to ensure that the sum of all state-specific fields equal the corresponding fields on the RMLA-General. The existence of a Data Validation Warning will not prevent submission, but if a warning exists a note in the **N**OTE field will be required.
        - Wholly Owned Loans Serviced – S510 and LS010
        - Loans Serviced Under MSRs – S520 and LS020
        - Subservicing for Others – S530 and LS030
        - Subservicing by Others – S540 and LS040
    - Completeness Checks will be added to require that all state-specific RMLA components are marked as ready to submit prior to marking the RMLA-General as ready to submit. This is in support of the data warning listed above.

General Enhancements – Notifications and Reports

NOTIFICATIONS – State Context

Test Enrollment Notifications – Company and Individual
Notification text will be updated to reference the NMLS dashboard.

REPORTS – State Context

Disbursement Reports Added to SFTP Server (Regulator)
The Control Total, Daily Ledger by Disbursement Date, and Daily Ledger by Transaction Date reports will be added to the SFTP server.

Payment Processing Report Enhancements (Regulator)
The following updates will be made to the payment processing reports:
- Add a Repayment Indicator to the Daily Ledger by Disbursement Date and Daily Ledger by Transaction Date reports to identify transactions that are repayments for a previous failed payment.
- Add the license status to the Failed Payment Aging Report.
- Add the timestamp for transactions on all payment processing reports.
- Standardize the payment processing reports to all other NMLS reports by adding the report name and time stamp.

General Enhancements – Notifications and Reports

REPORTS – State Context (cont.)

Books and Records Location Report (Regulator)
A new report will be available to regulators to identify the Books and Records locations used by a company and its branches. The report provides:
- Company Name
- Company ID
- Branch ID for all relevant, current branches
- Shared location indicator (Yes if the location is a shared location; null if the location is not shared)
- Branch address for included Branch IDs
- Branch contact information for included Branch IDs
- Company or Branch contact email address
- Company or Branch Books and Records location as of the date specified by the user
- Company or Branch Books and Records address information as of the date specified by the user
- Company or Branch Books and Records phone number as of the date specified by the user
- Industries associated with the Books and Records location as of the date specified by the user
- States associated with the Books and Records location as of the date specified by the user
- Industry Types the Custodian is associated with as of the date specified by the user
- As of a date specified by the user

Due to the required data conversion for the Books and Records Shared Location enhancement, Books and Records location information will only be available from the release date going forward. Historical Books and Records data was not converted for this enhancement.

General Enhancements (cont.)

SCR Number	Title	Description	Context
16813	Books and Records - Shared Locations	Users will be able to update their Books and Records locations to share a location from their company's MU1 filing. The address and custodian information will be shared by the Company (MU1) filing with the Branch (MU3) filing. Branches will need to specify the industries and states that use the shared Books and Records location. A company Books and Records location can be shared by one or many branch locations. If a company updates a shared location, attests to, and submits the MU1 filing, branches will no longer need to update the Branch (MU3) filing for that same shared location. Branches will receive a message when reviewing a Branch (MU3) filing that the company updated the shared Books and Records location, but no action is required by the branch. If a company deletes a Books and Records location shared by one or more branches, the company will be warned that the location is shared and will be asked to confirm the deletion. This action will also remove the location from a Branch (MU3) Filing. A system-set license item will be placed on the branch record if the branch shared a location that was deleted, and the branch will be prompted on the Branch (MU3) filing to update its Books and Records location. Upon updating, attesting to, and submitting the filing, the license item will be removed by the System. If subscribed, regulators will receive a single work list notification if a company changes its Books and Records location and that location is shared by one or more relevant branches. The Books and Records work list item will be updated to include a link to the list of relevant branches impacted by the change to a company Books and Records location.	State
20053	Composite – View Document Uploads Enhancements	The *View Document Uploads* page in Composite View will be updated as follows: • **State Filter** – A filter will be added to allow users to filter the view by state. For company users, the filter will default to *All States*. For regulator users, the filter will default to the user's state. Documents not associated to a specific state will be included in all views. • **Sorting** – By default, documents will be sorted by the following criteria in the order listed: 1) state; 2) processed timestamp (descending); and 3) file name. • **History** – When a user selects the History link for a document type, the history view will default to the filter current effective on the *Document Uploads* page. Users will be able to change the filter on the *Document Uploads History* page if desired.	State

General Enhancements (cont.)

SCR Number	Title	Description	Context
19800, 20282	Consumer Access – Federal Registration History in Consumer Access and B2B	Consumer Access and the B2B Extract will be updated to include the Federal Registration History for Individual MLOs.	Federal
18816	Consumer Access – License History in Consumer Access	Consumer Access will be updated to include the License Status History for Companies, Branches, and Individuals.	State
19374, 20471	General – Display Regulatory Agency Name in Banner	The agency name will be displayed in the banner, next to the NMLS logo, for both State and Federal agency users.	State and Federal
18535	Industry Dashboard – Current Action Items Section – Test Enrollments Component	The Current Action Items section of the company and individual industry dashboard will be updated to include a Test Enrollments component. For companies, the component will only display if the company has not submitted a license application or the company holds a mortgage license, regardless of status. The component will include counts for open Test Enrollments based on the following statuses: • Candidate Agreement Required • Unscheduled Tests • Scheduled Test Appointments • Enrollments Expiring within 30 days Users will be able to use links from the counts to navigate to pages including information relevant to the counts. Only individual users and company users with the Manage Test Enrollments role will be able to see and use links in the Test Enrollments component.	State
20035	Filing - MU1R Institution Name Change	To ensure the initial institution account data vetting process is maintained in the System, all institution name changes must be directed through the call center for submission and approval.	State and Federal
20215	General – Password Expiration	NMLS passwords will expire every 90 days instead of every 120 days.	State and Federal
20626	General – Replace and Resize Help Button	The Help button on NMLS pages will be moved from the brown sandbar to just above the sandbar throughout NMLS. The redesigned button will also be larger to improve visibility.	State and Federal
19810	Test Enrollments – Bypass Eligibility Page in Prometric	There will be a work flow update to allow users to bypass the Eligibility page in Prometric when scheduling or rescheduling a test appointment. This enhancement has been carried over from the Test Enrollment Streamlining enhancement in 2014.3. Additional development was needed by Prometric before this enhancement could be deployed.	State

General Enhancements (cont.)

SCR Number	Title	Description	Context
20034, 20099, 20132	Test Enrollments – Display of Window End Dates	All Company and Individual pages that display Open Test Enrollment Windows will be updated to display the Window End Dates in red font with a warning icon for test enrollments expiring within 30 days.	State
19987	Test Enrollments – Expiration Filter for Company All Open Test Enrollment Windows Page	Company users will be able to filter the *All Open Test Enrollment Windows* page to display only test enrollment windows that will expire within 30 days. This filter will be applied to the page automatically when company users navigate to the page using the link from the Enrollments Expiring within 30 days count on the dashboard.	State

System Maintenance Updates

SCR Number	Category	Description	Context
17766	Composite View	Company and Regulator users are provided the View Current Company Access link on the View Relationships page even though they do not have access to the Current Company Access information. The View Current Company Access link will only be displayed for Individuals viewing their record, Application Admin users and Support users with general support role.	State
17244	Composite View	The system will be updated to not display extra rows for the branch manager in the View Branch Search Results when multiple licenses for the branch have the same License Number.	State
17415	Consumer Access	The system will be updated to direct the user to the main search when user enters a blank value in the Turing Test more than 5 times.	
19663	Data Download	The irrelevant Branch filings from the Regulator Filings table in the Data Download will be removed so they won't appear in Data Download synch files.	State
20644	Entitlement	The System will be updated to not display an error on the Modify Company Information screen on the Admin tab displays an error when an institution enters RSSD ID as null, Subsidiary as Yes and Parent RSSD ID as a non-null value and then attempts to save.	Federal, State
20333	Entitlement	The system will be updated to ensure consistent messages are displayed when at least one field is changed on the Admin - Modify Company Information page.	Federal, State
20521	MU Forms	The View Document Uploads page will be updated to disregard capitalization when sorting the File Names column.	State

System Maintenance Updates

20167	Payment Processing	The Disbursement Ledger and Transaction Ledger Reports will be updated to not display extra rows when Test Enrollment charges have split sub-charges.	Federal, State
20316, 20468	Reports	Reports that include the user account email address will be updated to filter out deleted accounts when a user has both a deleted and active user account.	State
20704	Reports	The navigation elements on the Section I – MLO File Upload page will be updated to display.	State

Browsers Used for Testing NMLS

Manual Testing : Firefox 32 / IE9 / IE 11 for functional testing
Automation : Firefox 19 and IE9 (ad-hoc basis)

Sauce Labs is used occasionally for specific OS / Browser Combination in QC environment.