



Release 2012.3 – Release Notes

Release Date: July 23, 2012

The purpose of these Release Notes is to provide a summary of system enhancements included in NMLS Release 2012.3.

Roadmap enhancements included in Release 2012.3 are as follows:

- **Consumer Access – Display Updates and State Regulatory Actions:** Consumer Access is being updated to improve user experience, integrate information regarding licensees in industries other than mortgage, and incorporate public state regulatory action information.
- **Mortgage Call Report (MCR):** Extensive changes are being made to Mortgage Call Report functionality to: (i) establish new user roles to allow companies to more effectively manage their MCR filings; (ii) create new notifications to remind companies of MCR filing requirements; (iii) improve the data collection process for mortgage loan originator data by allowing for a csv file upload; (iv) provide a mechanism for companies to complete line of credit information once per filing; (v) update the MCR form to include new fields, correct calculations, and update field names; (vi) implement new completeness checks and warnings to improve MCR data quality; and (vii) allow companies to fill non-applicable fields of the financial condition with zeros.
- **License Settings Management:** A new interface is being implemented that will enable SRR to manage most license settings (flags) on Individual, Company, and Branch license types without a data fix. Changes to license settings can be processed with at least three (3) business days advance notice.
- **Payment Processor Replacement:** The NMLS payment processor will be changed. This change will be transparent to the end user. However, users are encouraged to review and provide the [new payment processor information](#) to the users' financial institution if pre-authorization is required in advance of making an ACH payment.

Consumer Access Display Updates and State Regulatory Actions

SUMMARY: Consumer Access is being updated to improve user experience, integrate information regarding licensees in industries other than mortgage, and incorporate public state regulatory action information.

General Updates:

- Reference to “Nationwide Mortgage Licensing System & Registry” removed from banner.
- “About” information
- Terms of Use
- FAQs
- Footer language
- “Contact Us” page

Company and Branch (State Licensee) Updates:

- Added the number of Sponsored MLOs. (Company only)
- All Branch Locations are hidden. Users must click the View All Branches button to view branches. (Company Only)
- By default, only active licenses/registrations are visible. Users must click the View All button to view all active and inactive licenses/registrations.
- In the State Licenses/Registrations and State Regulatory Actions sections the Regulator name will link directly to the state agency website.
- In the State Licenses/Registrations section the Submit to Regulator link will take users to a webpage that is specified by the state agency. This could be a consumer complaint page on their website, or their home page.
- State Regulatory Actions Indicator and Section added. (Company Only)
- Unidentifiable Companies and Unlicensed Companies listed as respondents to state regulatory actions will appear in Consumer Access, along with relevant public state regulatory action information.

Branch List Updates:

- By default, only active branches are visible. Users must select the Include Inactive Locations checkbox to view all active and inactive branch locations.
- The “Authorized to Conduct Business” column was replaced with the “States Licensed In” column. This new column will display the number of states in which a branch location has an active license/registration. When users hover over the number they will see a listing of the states. When viewing inactive branch locations, the States Licensed In column will display “None in NMLS”.

Institution (Federal Context) Updates:

- Added the number of Registered MLOs.
- The Primary Federal Regulator link take users directly to the federal agency page specified by the agency (typically a SAFE Act page).
- SRA information will display for a federal institution if there is a public SRA posted to their record.
- Unidentifiable Institutions and Unregistered Institutions listed as respondents to state regulatory actions will appear in Consumer Access, along with relevant public state regulatory action information.

Consumer Access Display Updates and State Regulatory Actions – (cont'd)

Dually-Regulated Companies (State and Federal Context):

- Dually-regulated companies will display the number of Sponsored MLOs and the number of Registered MLOs.
- All other changes relevant to the state and federal contexts are relevant to a dually-regulated company.
- State Regulator Actions Indicator and Section added.

Individuals (State-Licensed, Federally Registered, and Dually Regulated)

- Moved the Authorized to Represent and Engaged in other business responses to the employment section.
- By default, all employment history information will be hidden. User can click the View Self Reported Employment History button to view the employment history.
- By default, only active licenses/registrations are visible. Users must click the View All button to view all active and inactive licenses/registrations.
- In the Federal Registration section, when the user clicks the View Details link, the federal agency link will link directly to the federal agency page specified by the agency (typically a SAFE Act page).
- In the State Licenses/Registrations and State Regulatory Actions sections the state link will link directly to the state agency website.
- In the State Licenses/Registrations section the Submit to Regulator link will link to a webpage that is specified by the state agency. This could be a consumer complaint page on their website, or their home page.
- State Regulatory Actions Indicator and Section added. This sections will always display for state-licensed and dually regulated individuals. This section will only display for federally registered MLOs if there is a public state regulatory action posted against them.
- Unidentifiable Individuals and Unlicensed/Unregistered Individuals listed as respondents to state regulatory actions will appear in Consumer Access, along with relevant public state regulatory action information.

Mortgage Call Report (MCR)

SUMMARY: Extensive changes will be made to Mortgage Call Report functionality to: (i) establish new user roles to allow companies to more effectively manage their MCR filings; (ii) create new notifications to remind companies of MCR filing requirements; (iii) improve the data collection process for mortgage loan originator data by allowing for a csv file upload; (iv) provide a mechanism for companies to complete line of credit information once per filing; (v) update the MCR form to include new fields, correct calculations, and update field names; (vi) implement new completeness checks and warnings to improve MCR data quality; and (vi) allow companies to fill non-applicable fields of the financial condition with zeros.

User Roles

- Two new user roles will be created for MCR filings. The existing Create and Submit Mortgage Call Report Filings role will not change.
 - o View Mortgage Call Report Filings – This role will give the assigned user(s) the ability to view a read-only version of a pending MCR filing.
 - o Edit Mortgage Call Report Financial Condition Filings – This role will give the assigned user(s) the ability to perform the following tasks for the FC component of a pending MCR filing: view, enter, edit, and mark as Ready to Submit. The user cannot create or complete submission of an MCR filing, even if the FC is the only component of the filing. The user will not be able to view any RMLA information.

Data Entry Process

- On both the standard and expanded RMLA, a CSV upload option will be added to capture Mortgage Loan Originator data. The CSV upload option will be available in addition to the current manual entry and XML upload options.

Updated/Corrected Fields

- On both the standard and expanded RMLA, the label for AC070 will be changed from "Loans Originated" to "Loans Closed and Funded."

Updated/Corrected Calculations

- On the expanded FC, the Rollforward of MSR Valuation Allowance (A130T) will now be a calculated field rather than a data entry field. The calculation will be the sum of Balance at Beginning of Period (A130A) and Change in Valuation Allowance (A130B), where A130B can be a positive or negative value.
- On the expanded FC, the calculation for the Total Amortized MSRs, Net of Valuation Allowance, at End of Period (A140T) was corrected to be the Balance at End of Period (A120T) minus the Balance at End of Period (A130T).
- On the expanded FC, the calculation for the Total Gross Income (C800) mistakenly included the Total Interest Expense (C160). The calculation was corrected. Subsequently, the Interest Expense section (C100-C160) will be moved below Total Goss Income on the form.
- On the expanded RMLA, the calculation for Residential Loans Sold (I409) mistakenly included Production Kept in Portfolio/Held for Investment (I403). The calculation was corrected.

Mortgage Call Report (MCR) – (cont'd)

New Reporting Sections

The Lines of Credit (LOC) information that is submitted on both the standard and expanded RMLA filings will now be broken out into a new company-wide RMLA form which will NOT be state-specific. Many companies have stated that LOC information is not state-specific and having it on state-specific forms causes duplicate entry when they have to file multiple RMLAs. This new form will also include the ability for users to add general notes to the filing that are not state-specific. Subsequently, the LOC information will be removed from the state-specific RMLA forms. The company-wide RMLA form will be required for companies that submit at least one RMLA filing.

New Fields

- On the expanded FC, new data entry fields will be added to the Servicing-Related Non-Interest Income sub section of Schedule C. Residential Portfolio Management and All Other (\$) will be collected for the following items: Servicing Fees, Second Mortgages, Reverse Mortgages, Other (C510), Subservicing Fees Earned (including intercompany subservicing fees) (C520), Subservicing Fees Intracompany Only (C530), and Late Fees and Other Ancillary Income (C540). The calculation for the Total Servicing-Related Non-Interest Income (C650) will also be updated to include these new values.
- Data entry fields and calculations that are available on the expanded FC will be made available on the standard FC to allow for a calculation of the Total Gross Income:
 - o New data entry fields:
 - Other Secondary Marketing Gains/(Losses) (C440)
 - Other Servicing-Related Income (C640)
 - Other Non-Interest Income (C770)
 - o New calculated fields:
 - Net Secondary Marketing Income Gain/(Loss) on Sale (C450)
 - Total Servicing-Related Non-Interest Income (C650)
 - Total Other Non-Interest Income (C780)
 - Total Gross Income (C800)
- On both the standard and expanded FC, a text field will be added to allow companies to submit notes with the filing.
- On both the standard and expanded RMLA, the application data section will be expanded to include Pre-Approval data. Companies will be able to provide line AC062 – Pre-Approval Requests Denied and line AC064 – Pre-Approval Requests Approved but not Accepted.
- On both the standard and expanded RMLA, sub totals were added to the various groupings within the Closed Loan Data section.
- On both the standard and expanded RMLA, line AC810 – Other was added as a purpose for a Reverse Mortgage/HECM.
- On both the standard and expanded RMLA, line AC1100 was added to collect the “Gross Revenue from Operations.” This field will be located within the new Revenue Data section.

Mortgage Call Report (MCR) – (cont'd)

New Warnings/Completeness Checks

- On both the standard and expanded FC, a completeness check will be added to verify that the balance sheet balances.
- On both the standard and expanded FC, a data warning will be added to verify that the income figure used on the balance sheet to increase/decrease capital accounts is equal to the Net Income/(Loss) after Corporate Allocations and Minority Interest (D600).
- On both the standard and expanded RMLA, in the Application Data section, a completeness check will be added to verify that the total amount of loan applications is greater than the count, except when they are both zero.
- On both the standard and expanded RMLA, a completeness check will be added to verify that the data entered for closed loans is consistent across the sub-categories. Closed loans are reported by four sub-categories: Loan Type, Property Type, Purpose of Loan or Application, and Lien Status. The total amounts and counts entered within these sub-categories should match; the system will now produce a warning if there is a mismatch.
- On both the standard and expanded RMLA, a completeness check will be added to verify that the data entered in the three sections for Loans Originated (Application Data, Closed Loan Data, and Mortgage Loan Originator Data) are consistent. The total amounts and counts entered within these categories should match; the system will now produce a warning if there is a mismatch.
- On both the standard and expanded FC, a completeness check will be added to not allow the explanatory notes field to be left blank when data warning(s) exist.

NOTE: Data Warnings will not prevent submission of a FC, however, users must acknowledge that the warnings exist prior the marking a FC as 'Ready to Submit.'

Notifications

- There will be a new notification subscription available to companies: MCR Filing Required. Users who subscribe to this notification will receive up to 4 different emails. These reminder notifications will be sent by NMLS, based on the company's MCR filing requirements, at the fiscal year end date and the end of a calendar quarter. The notifications are as follows:
 - o Standard Financial Condition (S-FC) Filing Required – Sent at the end of the Fiscal Year for companies required to submit the S-FC.
 - o REMINDER: Standard Financial Condition (S-FC) Filing Required – Sent 30 days prior to the S-FC due date.
 - o Mortgage Call Report (MCR) Filing Required – Sent at the end of the Calendar Quarter for all companies required to submit the E-FC and E-RMLA or S-RMLA.
 - o REMINDER: Mortgage Call Report (MCR) Filing Required - Sent 15 days prior to the MCR due date.

Miscellaneous

- On both the standard and expanded FC a button will be added to the bottom of the page to allow users to zero-fill all null fields.
- Timestamp is being added to Last Updated Date on the Mortgage Call Reports page.
- Total fields in the mortgage call report filing will now be right justified.

License Settings Management

SUMMARY: A new interface is being implemented that will enable SRR to manage most license settings (flags) on Individual, Company, and Branch license types without a data fix. Changes to license settings can be processed with at least three (3) business days advance notice.

Payment Processor Replacement

SUMMARY: The NMLS payment processor will be changed. This change will be transparent to the end user. However, users are encouraged to review and provide the [new payment processor information](#) to the users' financial institution if pre-authorization is required in advance of making an ACH payment.

General Enhancements

SUMMARY: General Enhancement Software Change Requests (SCRs) prioritized for release 2012.3 were selected from a pool of enhancement requests. The enhancement requests were prioritized by the NMLS Enhancement Review Committee (NERC). NERC takes into consideration various channels of feedback including, but not limited to, Industry and Regulator surveys when prioritizing SCRs.

LOGIN SELF HELP

Enhancements to: (i) allow certain users to self-enable when their account has been disabled due to inactivity; (ii) reduce number of failed login attempts prior to locking user account; and (iii) send notification to user when Password is changed.

Self Enable

NMLS will allow certain users whose accounts were disabled due to inactivity to re-enable their accounts by verifying certain information through NMLS. After the disabled user provides the accurate user name and password, they will be prompted to verify their SSN/EIN and Security Question Answer. Failure to verify the information will cause the user account to be locked and a notification to be sent to the e-mail address associated to the account. This enhancement is expected to improve user experience of the system by eliminating the need to call the NMLS Call Center and heighten security through automated notification for failed attempts to re-enable the user account. This functionality will be available to company/institution account administrators and individual users. Organization users still need to contact their account administrator to have their account re-enabled.

Self Enable Emails

A user will receive an email at the address associated to the user account if there is an unsuccessful attempt to re-enable their user account. All Account Administrator users for a company/institution will receive an email when an Account Administrator re-enables his/her user account.

Failed Login Attempts

Failed login attempts allowed prior to locking the user account were reduced from 5 attempts to 3 attempts.

Password Changed Email

To increase system security, notification will be sent to the email address associated to a user account if the password has been changed. If the password was changed without the user's knowledge, the user is directed to contact the call center.

General Enhancements – (cont'd)

NOTIFICATIONS

The text for many system notifications and emails will be updated to provide better guidance to the recipient. In addition, emails/notifications related to State Regulatory Actions, Test Enrollment Windows, Mortgage Call Reports, and User Accounts/Records were updated or introduced.

New and Updated Notifications (State Context)

Public State Regulatory Actions: Notifications regarding public state regulatory actions associated to individual records were updated to consider MU2 Associations. Company users subscribed to the following notifications will now receive information regarding SRAs associated to relevant MU2 records: Individual Added as a Respondent to a Public SRA and/or Public SRA with Individual Respondent Updated (nightly)

Test Enrollment Window Expiration: New notifications were created to notify individuals and companies with access to the individual's record 30 days before a test enrollment window is scheduled to expire when no results have been posted to NMLS. Individuals will automatically receive this notification. For companies, this notification is being added to the Enrollment Window Closed or Expired (No Test Results) and the subscription name is being updated to Test Enrollment Window Expiration. Company users subscribed to the Enrollment Window Closed or Expired (No Test Results) will receive these new notifications.

Mortgage Call Reports: There will be a new notification subscription available to companies: MCR Filing Required. Users who subscribe to this notification will receive up to 4 different emails. These reminder notifications will be sent by NMLS, based on the company's MCR filing requirements, at the fiscal year end date and the end of a calendar quarter. See the Mortgage Call Report (MCR) section above for further details. These notifications will be sent to Account Administrators until notification subscriptions for other company users are updated to include this subscription.

Financial Statement Subscription Updates: With the introduction of MCR notifications, the existing Financial Statement subscription names are being updated for clarity as follows:

- **Fiscal Year End 90 Days Remaining → Fiscal Year End 90 Days Remaining for Financial Statement Requirement**
- **Fiscal Year End 15 Days Remaining → Fiscal Year End 15 Days Remaining for Financial Statement Requirement**

All users currently subscribed to these notifications will continue to receive these notifications after the release.

General Enhancements – (cont'd)

NOTIFICATIONS (cont'd)

New State Regulatory Action (SRA) Notifications (Federal Context)

Notifications were created to notify federal institutions (i) when a public state regulatory action is posted against the institution's record and/or a mortgage loan originator record the institution has access to and (ii) when a currently posted SRA is updated. These notifications will be sent to Account Administrators for federal institutions until notification subscriptions for other institution users are updated to include the following:

- **Company Added as a Respondent to a Public SRA and/or Public SRA with Company Respondent Updated (nightly)**
- **Individual Added as a Respondent to a Public SRA and/or Public SRA with Individual Respondent Updated (nightly)**

New System Emails

Emails will be generated to the email address associated to a user account when:

- The password associated to the user account is changed.
- An attempt to self-enable the user account is unsuccessful.
- An Account Administrator user account is re-enabled. (Sent to all Account Administrators for the company/institution.)
- The record associated to the user account will become dormant in 30 days and will be deleted. For company/branch/institution records, this email will be sent to all account administrators.

The record associated to the user account becomes dormant and is deleted. For company/branch/institution records, this email will be sent to all account administrators.

General Enhancements (cont'd)

SCR Number	Title	Description	Context
254328	License Status Change history	<p>With this enhancement NMLS will:</p> <ul style="list-style-type: none"> - Create a record in the License Status Change history table with each license status change. - Update the license status change record if status date for that corresponding status is updated by the regulator. - Maintain the First Approval Date from the license history with each license status change record since the Approved Applications report relies on this field. - Maintain the Original License Date entered by regulators with each license status change record. - Carry forward onto each license status change record the first history timestamp of the prior status. This date is needed in support of the Transitioned Entities and/or Transition Requests duration reports that are based upon system duration of certain statuses using the history timestamp of other statuses (as opposed to status date). - Generate the License Status change history for existing license status history. 	State
259656	Test Enrollment - Ability to select National Test without first selecting state	The test enrollment wizard is being updated to allow user to select the national test without first selecting a state.	State

General Enhancements (cont'd)

SCR Number	Title	Description	Context
269385	Composite Company snapshot	<p>A Snapshot will be created for Company information in Composite View (state context only). Company and Regulator Users can create a Company Snapshot including information below, as selected:</p> <ul style="list-style-type: none"> - Identifying Information (always included with the Snapshot along with link to Company's most recent MU1 filing in read-only mode and, if more than one filing exists, a link to the Company's most recent MU1 filing in red-line mode) - Other Trade Names - License/Registration Information - Relevant Branches (section available to Regulators only – will display branches relevant to their agency) - Control Persons and Qualifying Individuals (for Regulators, only Qualifying Individuals associated with their state will display) - MCR Filing Summary (lists filings submitted for filing periods with end dates within the past 18 months) - Financial Statement Filing Summary (lists filings submitted for filing periods with end dates within the past 18 months) - State Regulatory Actions 	State
269967	NMLS-Analytics MCR Form Version impacts	MCR Form Version changes will need to be incorporated into the Data Analytics database.	State
270344	Qualifying Individuals in Company/Branch Roster report to consider state	The Qualifying Individual serves as the Branch Manager for the main location of a Company and was added to the "Branch Manager" column of the Company/Branch roster report Release 2012.2. Currently, the Qualifying Individuals are displaying regardless of state association and considering only the Industry type selection made with the report request. Qualifying Individuals are identified by state AND Industry; so the report is being updated to display Qualifying Individuals corresponding to the state and industry applicable to the license reflected in the row.	State

General Enhancements (cont'd)

SCR Number	Title	Description	Context
270353	Entity ID and Entity Type filtering for Regulator Worklist and Worklist Assignment	<p>Worklist and Worklist Assignment filters will be updated to allow regulators to see for a particular Company:</p> <ol style="list-style-type: none"> 1) only Company Work List Items associated to Company 2) only Branch Work List Items associated to Company 3) only Individual Work List Items associate to Company <p>Regulators will continue to have the ability to filter by Company ID only to retrieve Company, Branch and Individual Work List Items associated to Company.</p>	State
270819	Agency Terms of Use Updates	Agency Terms of Use will be updated in connection with the release.	State
256859	Incorporate Confirmation Step prior to submitting payment	Industry indicated that the confirmation page was important to them. A payment confirmation step is being reintroduced with this release.	State and Federal
259952	Change the first or default button to 'next' rather than previous- All Pages	<p>On the screens where the 'Next' and 'Previous' buttons display, the default button or first button will be changed to 'Next' rather than 'Previous'.</p> <p>This change will be applied to the following pages:</p> <ul style="list-style-type: none"> - Business Activity Wizard - Company Account Request Form - Create Individual - Create Support User - Create Organization user 	State and Federal
263406	Restrict Access to SSN/EIN Update Function	The Limited Account Management Role is being updated to allow Call Center agents to perform functions related to re-enabling accounts and to limit the number of Call Center Agents that need to be granted access to update SSN and EIN.	State and Federal
267041	Display NMLS ID on every section of print screen of historical filing	Name and NMLS ID is being added to each page of the print view for all form types in NMLS to more easily identify the entity relevant to the information when printed.	State and Federal
267488, 270076	Redesign Individual Pending Filings page to make it more user friendly for the individual	The Individual Pending Filings page is being redesigned to make it more user friendly for the individual. Changes include addition of navigation buttons, reorganization of content, and updated text.	State and Federal

General Enhancements (cont'd)

SCR Number	Title	Description	Context
267634	Handle zero dollar (\$0) fees in NMLS	NMLS is being enhanced to allow SRR Operations staff to manage NULL fees in NMLS via Fee Management functionality. The existing NULL fees will be converted to \$0 fees without: (i) passing the \$0 fees through on Regulator Disbursement Reports, (ii) creating Funds Pending Deficiencies for the \$0 fees or (iii) generating an invoice for the \$0 fees.	State and Federal
267807	Remove Filter from Reports Requests Page	The filter on the Reports page will be removed. The filter on the reports page is user specific so it applied only to reports generated by the individual user.	State and Federal
269455, 270495, 270688	Deletion of dormant entities	Added functionality for the deletion of dormant accounts. State company records, state branch records and federal institution records without a submitted filing will be deleted after six (6) months. Individual records without a submitted filing and no test results or education compliance records will be deleted after 24 months of inactivity. NMLS will send an email to the email address associated to the user account 30 days before the record will be deleted and upon deletion. In addition, in the state context, completeness checks will be implemented to: (i) direct companies to update their filing to remove deleted dormant records associated to their filing as affiliates, direct owners or indirect owners, and (ii) prevent individual indirect owners with deleted dormant records from being converted to control persons.	State and Federal
269459	NMLS Resource Center link visibility	To enhance accessibility to the NMLS Resource Center from within NMLS: <ul style="list-style-type: none"> - A link is being added to NMLS logo in the banner. - A Resource Center button will now display in the upper right corner of NMLS. - The link in the NMLS footer will be updated. 	State and Federal
269460	Navigational text changes required for all users	The text on most pages relevant to a Company, Individual and Regulator users is being updated to assist with navigation through the system. Approximately 200 pages of text were updated.	State and Federal

General Enhancements (cont'd)

SCR Number	Title	Description	Context
269469	Remove references to CBC certificate	An interface between the Fingerprint Processor and NMLS was established that checks for the existence of a valid CBC Authorization in NMLS when the individual is scheduling an appointment with the Fingerprint Processor. This rendered the CBC Certificate obsolete. All references to the CBC certificate in NMLS will be removed with this release.	State and Federal
269449, 270001	Composite Testing and Education information not to be viewable by Federal Institution	Federal Institutions will no longer have access to the Testing and Education Data for their mortgage loan originators in State Composite View.	State and Federal
269444	New MU4R Report for Institutions	Institutions require MU4R filing data for their MLOs in electronic format in support of validating the information in their systems on a regular basis. Currently, the Individual Roster report provides limited information from the filing which forces Institutions to review the data within NMLS manually on a one-by-one basis. A separate report is being created with additional filing information to address industry needs.	Federal
271186	Institution Renewal/Reactivation Report – Renewal Status Display	The Institution Renewal/Reactivation Report is showing a renewal status of 'Exempt' for some individuals who were registered after June 30 of 2011, but before June 30 of 2012. The renewal status displayed will be updated to 'Eligible for Renewal'.	Federal
267043	Retain filter options for Fee Management	The Fee Management interface is being enhanced to retain filter selections to enable the SRR Support user to amend fees for related licenses without needing to reapply the filter between changes.	N/A