



Request for Interest

NMLS Consumer Access B2B Subscription Service

NMLS Consumer Access provides information concerning state mortgage licensees (company, branch, and mortgage loan originator) and will eventually provide information concerning federal registrants (institution and mortgage loan originator). This data is currently provided in a “look-up” format to the public free of charge (www.nmlsconsumeraccess.org).

The Conference of State Bank Supervisors (CSBS) is planning to provide a subset of this data available in a B2B format to compliance firms, lenders, investors, and other interested parties in order to meet the purposes under the SAFE Act such as license status and information verification and fraud prevention. *NMLS Consumer Access B2B Subscription Service* will also drive compliance with state licensing laws.

Background

NMLS Consumer Access launched on January 25, 2010 providing the public information about state licensees free of charge so they can investigate the companies or professionals with which they wish to do business. *NMLS Consumer Access* fulfills one of the mandates of the SAFE Act.

NMLS Consumer Access provides the public a search capability that allows users to look up a subset of the licensing information that is available to state regulators concerning any company, branch, or mortgage loan originator that is or was state-licensed through NMLS since January 2008.

Prior to the launch of *NMLS Consumer Access*, most state mortgage regulatory agencies provided such information on their website. While some states continue to provide such information after the launch of *NMLS Consumer Access*, some states have stopped providing such information on their websites and refer interested parties to *NMLS Consumer Access*.

The demands for an automated method to verify information with *NMLS Consumer Access* is increasing as the use of the NMLS Unique Identifier is becoming an industry utility in tracking mortgage companies, branches, and mortgage loan originators. As of July 1, 2010, Fannie Mae and Freddie Mac require that all loans sold to them must incorporate the originating company's and mortgage loan originator's NMLS Unique Identifier on the mortgage application.

As of January 1, 2011, all state mortgage regulatory agencies are scheduled to be using NMLS to manage mortgage loan originator licenses and all but three states will be using NMLS to manage mortgage company and branch licenses. Federal depository agencies have indicated that the 180-day period to register depository mortgage loan originators could begin on January 28, 2011.

Process

NMLS Consumer Access B2B Data Subscription Service will be provided in two phases:

1. **Download Subscription.** In the first phase, CSBS will provide a weekly download of one or more files that contain a subset of *NMLS Consumer Access* data. This download may change in format as CSBS refines delivery.
2. **Web Service.** In the second phase, CSBS will develop a web service that will allow organizations to connect to and access a subset of *NMLS Consumer Access*.

Subscription Service

Organizations interested in receiving a *NMLS Consumer Access* B2B Subscription Service will be required to execute a contract with CSBS that outlines the restrictions and appropriate uses of the data.

Subscription Fee

An annual subscription fee will be charged for *NMLS Consumer Access* B2B Subscription Service.

Subscription Timing

Phase one of the B2B subscription service is scheduled to commence in November 2010.

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Organizations interested in finding out more about the *NMLS Consumer Access* B2B Data Subscription Service should complete the following contact form:

<http://csbs.informz.net/survistapro/s.asp?id=4853>