Who is required to have this registration?

A Residential Mortgage Loan Servicer is any person/entity who:
   a. receives scheduled payments from a borrower under the terms of a residential mortgage loan, including amounts for escrow accounts; and
   b. makes the payments of principal and interest to the owner of the loan or other third party and makes any other payments with respect to the amounts received from the borrower as may be required under the terms of the servicing loan document or servicing contract.

Who does not need this registration?

A person/entity is not required to register if it:
   1. is a state or federal depository institution,
   2. is registered under Chapter 157 and has properly notified the Department of its servicing activities,
   3. is licensed under Chapter 342 or regulated by Chapter 343, if the entity does not act as a residential mortgage loan servicer servicing first lien secured loans, or
   4. is making a residential mortgage loan with the person’s own funds, or to secure all or a portion of the purchase price of real property sold by that entity.

Pre-requisites for registration application?

- Bond
  Bond requirement: servicing volume of <$25,000,000 = $25,000 bond; servicing volume of >$25,000,000 = $50,000 bond; or other collateral of like kind, as determined by the Commissioner

WHO TO CONTACT – Contact Division of Licensing staff by phone at 512-475-1350 or toll free 877-276-5550 or send your questions via e-mail to nmls@sml.texas.gov for additional assistance.