



DESCRIPTION



VERMONT MORTGAGE LOAN ORIGINATOR

Who is required to have this license?

Any natural person who for compensation or gain or in the expectation of compensation or gain:

- (a) takes a residential mortgage loan application or
- (b) offers or negotiates terms of a residential mortgage loan or
- (c) represents to the public through advertising or other means of communicating that the person can or will perform the services in (a) or (b).

Such person must be employed and sponsored by one, and not more than one, Vermont licensed lender, Vermont licensed mortgage broker, or Vermont licensed loan servicer.

A sole proprietor licensed as a mortgage broker or mortgage lender by the Vermont Banking Division is required to be licensed as mortgage loan originator in Vermont prior to engaging in mortgage loan origination activities.

No individual may act as an originator for more than one licensee.

A loan processor or underwriter who is an *independent contractor*.

Who does not need this license?

The following is a *partial* list of exceptions. For a complete list of exceptions, please refer to [8 V.S.A. § 2201\(d\)](#)

- An individual engaged solely as a loan processor or underwriter who performs clerical or support duties as an employee of and at the direction of and subject to the supervision and instruction of a person licensed, or exempt from licensing under Title 8, V.S.A. chapter 73, and who does not solicit borrowers, accept applications or negotiate terms of residential mortgage loans on behalf of his/her employer.
- A person who only performs real estate brokerage activities, unless compensated in addition to the payment received for real estate brokerage activity.
- A person solely involved in extensions of credit relating to timeshare plans.
- Mortgage loan originators who are employees of: an institution regulated by the Farm Credit Administration, a depository institution, or a subsidiary that is owned and controlled by a depository institution **and** regulated by a federal banking agency; and who are **registered and maintain a unique identifier through the NMLSR**.

What are the prerequisites for license applications?

- Employed (W2) and sponsored by a company licensed as a lender, mortgage broker, and/or loan servicer by the State of Vermont. Dual sponsorship is not permitted.
- Completion of 20 hours of NMLS approved pre-licensure education courses. **Effective July 1, 2013**, at least 2 hours of the 20 NMLS approved pre-licensure education courses must be approved VT specific pre-licensure education courses.
- Passing score on:
 - Both the National and Vermont State components of the S.A.F.E. Mortgage Loan Originator Tests or
Effective July 1, 2013
 - Both the National and Stand-alone UST components of the SAFE Test or
 - National Test Component with Uniform State Content
- Criminal Background Check: Authorization for an FBI criminal history background check to be completed in NMLS
- Credit Report: Authorization for a credit report must be completed. Individuals will be required to complete an Identity Verification Process (IDV).
- Identifying Information which lists the full name (first/middle/last) and is current, such as an unexpired driver's license or passport or a birth certificate.

Who to Contact – Contact Banking Division licensing staff by phone at 802-828-3307 or send your questions via e-mail to dfr.licensing@vermont.gov for additional assistance.

YOU ARE NOT AUTHORIZED TO ENGAGE IN MORTGAGE LOAN ORIGATION IN THE STATE OF VERMONT UNTIL YOU HAVE RECEIVED A LICENSE APPROVAL AND ARE EMPLOYED AND SPONSORED THROUGH NMLS BY A VERMONT LICENSED LENDER OR VERMONT LICENSED MORTGAGE BROKER