NMLS MCR Enhancements – 2016.1

Below are the changes to the NMLS Mortgage Call Report (MCR) that will be incorporated into the NMLS 2016.1 release, scheduled for January 25, 2016. Although these enhancements will be included in release 2016.1, users will first see these changes available on April 1, 2016 – the first day a user may create a Q1 2016 filing.   An enhancement to the MCR print filing functionality will be available to users starting January 25, 2016 however.

The changes below will affect the Residential Mortgage Loan Activity (RMLA) and the Financial Condition (FC) components for both Standard and Expanded filers. Please review the changes as they may relate to the submission of Q1 2016 data, and subsequent MCR filings. If you have any additional questions, please refer to the [NMLS Resource Center](#) or contact the NMLS Call Center at 1-855-NMLS-123 (1-855-665-7123).

MCR Print File Option

Included in NMLS release 2016.1 and available starting January 25, 2016, SRR will implement a one-click print option for submitted MCRs, by period/quarter to assist in the analysis of historical data. Users can print an entire MCR filing in one action from Composite View in standard view or in red line. Users will only be able to do this with the most recently processed filing for the selected period.

CSV Upload Option

Users will have the ability to upload a CSV file for the following sections on the RMLA component:

- o   Section III – Loans Serviced by Others (Expanded only)
- o   Section III – Loans Serviced for Others (Expanded only)
- o   Section III – Loans Serviced under MSRs (Expanded only)

To facilitate the ability to upload CSV files for Section III, a Delete All button will be added to the Section III – Loans Serviced by Others, Section III – Loans Serviced for Others, and Section III – Loans Serviced under MSRs sections so that all fields can be cleared prior to uploading CSV files for those sections.

Qualified and Non-Qualified Mortgage Reporting

To enable more accurate reporting on Qualified Mortgage (QM) standards, six additional fields will be added to the QM and Non-QM section of the Standard and Expanded state-specific RMLA components. The new fields will appear in Row AC940 (Not Subject to QM). AC990 will be renamed from Total QM and Non-QM to Total Closed Loans. These fields will be available for Q1 2016 reporting, starting April 1, 2016.

New data entry fields (Standard and Expanded):

AC940 - Not Subject to QM

- AC940_1 Brokered Amount
- AC940_2 Brokered Count
- AC940_3 Closed-Retail Amount
- AC940_4 Closed-Retail Count
- AC940_5 Closed-Wholesale Amount
- AC940_6 Closed-Wholesale Count

Updated calculated fields (Standard and Expanded):

AC990 (Total Closed Loans) = Equals the sum of rows AC920 to AC940 in the above column

- AC990_1 Brokered Amount
- AC990_2 Brokered Count
- AC990_3 Closed-Retail Amount
- AC990_4 Closed-Retail Count
- AC990_5 Closed-Wholesale Amount
- AC990_6 Closed-Wholesale Count

Two additional fields will be added to the Qualified and Non-Qualified Mortgages section of the Expanded FC. These lines are intended to disclose loans being held in a portfolio for investment that were originated prior to the date that QM standards went into effect. The fields will appear in row A060W3 (Not Subject to QM). These fields will be available for Q1 2016 reporting, starting April 1, 2016.

New data entry fields (Expanded only):

A060W3 (Not Subject to QM)

- A060W3_3 HFI, at Amortized
- A060W3_4 HFI, at Fair Value ($)

Updated calculated fields (Expanded only):

A060W9 (Total Loans) = Equals the sum of rows A060W1 to A060W3 in the above column

Miscellaneous Completeness Check and Calculation Updates

New Completeness Check (Expanded only):

A completeness checks will be added to the Net Interest Income section of the Expanded FC for rows C010 to C080 to ensure that the Total column for each row is equal to the sum of the row.

Updated Completeness Check (Standard and Expanded):

A completeness check will be updated to ensure that the count of AC070 (Loans Closed and Funded by Borrower) must equal the sum of AC900 (Loans Brokered by Your Company) plus AC910 (Closed-Retail Application Loans Funded by Your Company).

Updated Completeness Check (Standard and Expanded):

A completeness check will be updated to break the tie between the 1200 series (Servicing Disposition on Closed Loans) and the Total Closed Loans reported in AC070 and under Mortgage Loan Originator Data section (ACMLOTOT). Additionally, calculated field: AC1290 (Total Closed Loans) will be renamed to "Servicing Disposition Total" to accurately portray the intention of the 1200 series in capturing the servicing disposition on closed loans. The updated completeness check is found below.

The amount and count of AC070 (Loans Closed and Funded) equals ~~the amount and count of Total Serviced Loans, which also equals~~ the amount and count of ACMLOTOT (Total Closed Loans under Mortgage Loan Originator Data section).

Calculation Update (Standard and Expanded)

The calculation for Net Income (Loss) after Corporate Allocations and Minority Interest (D600) on the FC will be updated to D600 = D550 (Net Income (Loss) before Minority Interest) plus D560 (Minority Interest) to accommodate when negative numbers are entered in D560.

Definition of "Application"

The revised definition of "application" below will be enforced for MCR reporting starting the first quarter of 2016.

An application is an oral or written request for an extension of credit encumbering a 1-4 family residential property. Exclude any commercial/business/investment purpose encumbrances from reporting. Include inquiries or Pre-Qualification requests that result in denial of credit. The application date used is either (1.)The date on the initial 1003 with the borrower's signature; (2) The date of an oral request for extension of credit, with deference to the initial1003; (3) Inquiries and Pre-Qualification requests, if declined, should use the denial date. Examples of requests that are considered an application for the NMLS MCR include, but are not limited to, purchase of owner occupied 1-4 family residential properties including 2nd homes and vacation homes; construction of 1-4 family residential properties (as described above) made directly to the consumer; non-commercial liens on residential properties (Lines of Credit should be reported at maximum approved credit line); pre-approvals on item #1 even if a residential property has not been identified; reverse mortgages regardless of purpose; refinance loans on all of the above; all requests for extensions of credit to purchase residential property that result in the issuance of an ECOA notice.