



NMLS Mortgage Industry Report 2017Q2 Update

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Conference of State Bank Supervisors
1129 20th Street, NW, 9th Floor
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NMLS Mortgage Industry Report: 2017Q2 Update

This report compiles data concerning companies, branches, and mortgage loan originators (MLOs) who are licensed or registered through NMLS in order to conduct mortgage activities. This includes both state-licensed and federally registered companies and Mortgage Loan Originators.¹

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1. Mortgage Entities in NMLS

State-Licensed Entities

Type	Unique Entities	Licenses
Company	16,395	41,398
Branch	24,046	60,294
Individual	146,786	502,013

NOTE: Includes companies holding an approved state license or a state registration through NMLS. License counts include separate licenses required for DBAs ("Other Trade Name") required in certain states and multiple licenses for different authorities (e.g. Lender and Broker) required in certain states.

Federally Registered Entities

Type	Unique Entities
Company	9,432
Individual	419,941

Dual Entities

A few companies and MLOs hold both an approved state license and an active federal registration.

Type	Unique Entities
Company	91
Individual	4,258

¹ Unless otherwise noted, all figures cover activity from 2017Q2, or statuses as of June 30, 2017.

2. State-Licensed Mortgage Entities¹, June 30, 2017

State Agency	COMPANY			BRANCH		MLO		
	Companies	Annual percentage change ²	Located in the state ³	Branches	MLOs	Annual percentage change ²	Located in the state ³	Average MLOs per Company
Alabama	580	7.2%	106	964	10,109	9.8%	915	16.9
Alaska	190	10.5%	17	293	2,086	33.5%	151	10.7
Arizona	846	10.4%	410	2,584	15,344	32.1%	5,498	19.6
Arkansas	367	9.6%	23	610	4,297	45.2%	236	13.2
California BRE	6,026	2.4%	5,959	1,029	18,307	1.5%	16,905	2.7
California DBO	1,134	9.2%	498	6,447	34,252	18.1%	14,839	29.1
Colorado	1,376	13.8%	524	(5)	14,521	32.8%	3,399	11.0
Connecticut	623	2.3%	135	780	8,248	8.6%	943	13.1
Delaware	394	13.5%	15	714	4,511	24.4%	249	12.0
District of Columbia	486	8.0%	7	879	5,058	16.1%	61	10.4
Florida	2,441	11.4%	1,242	3,424	28,672	28.8%	9,325	11.2 ⁶
Georgia	1,049	11.6%	450	581	14,268	23.4%	2,976	14.9
Guam	15	15.4%	3	19	8	33.3%	7	2.0
Hawaii	327	7.9%	107	213	2,622	33.2%	787	9.5
Idaho	317	2.9%	32	617	4,244	21.5%	599	10.3
Illinois	801	6.0%	291	666	14,747	37.9%	3,841	19.2
Indiana DFI	388	4.9%	25	(5)	10,806	14.9%	1,160	25.9
Indiana SOS	163	10.9%	79	13	544	8.6%	207	2.8
Iowa	577	7.1%	102	923	5,608	28.2%	252	17.8
Kansas	495	12.5%	37	838	6,097	21.4%	704	16.4
Kentucky	487	9.4%	74	962	7,204	-1.8%	958	18.7
Louisiana	528	4.3%	165	1,008	9,044	7.8%	1,018	15.4
Maine	334	4.7%	42	591	4,693	27.9%	272	15.7
Maryland	826	4.6%	198	1,552	13,232	21.2%	2,443	16.0
Massachusetts	485	3.4%	171	1,032	8,653	9.3%	1,739	18.1
Michigan	795	7.6%	305	(5)	11,644	15.1%	4,699	16.4
Minnesota	619	2.0%	173	648	5,639	12.5%	1,561	12.1
Mississippi	372	13.1%	47	677	4,061	14.6%	371	11.5
Missouri	497	4.6%	240	909	8,458	41.7%	2,275	16.7
Montana	290	9.8%	32	426	3,045	24.7%	149	10.8
Nebraska	373	4.8%	29	582	3,396	26.9%	183	11.9
Nevada	426	26.4%	122	776	8,250	20.3%	2,165	20.1
New Hampshire	383	3.2%	30	736	3,890	7.7%	405	13.7
New Jersey	784	4.7%	286	1,492	14,842	7.8%	3,778	16.4
New Mexico	390	3.2%	49	811	6,057	16.8%	493	13.4
New York	780	-2.4%	505	848	8,364	17.2%	3,015	11.9
North Carolina	609	9.1%	142	1,273	14,136	20.8%	2,631	21.3
North Dakota	429	5.9%	34	468	3,055	30.5%	72	13.2
Ohio	639	5.6%	232	1,982	11,471	20.1%	2,706	19.8
Oklahoma DCC	382	8.5%	63	640	6,630	21.0%	582	14.6
Oregon	755	10.4%	180	1,714	11,229	12.9%	2,037	14.1
Pennsylvania	934	6.7%	365	1,736	16,167	11.4%	3,055	14.9
Puerto Rico	84	5.0%	28	92	397	-1.5%	285	8.5
Rhode Island	443	15.7%	32	582	3,410	20.1%	499	12.0
South Carolina BFI	375	5.9%	16	999	6,265	6.9%	833	14.3
South Carolina DCA	184	12.9%	139	68	469	17.5%	335	2.3
South Dakota	285	4.8%	6	(5)	2,954	19.3%	107	13.7
Tennessee	642	6.1%	107	1,825	12,001	17.5%	1,701	18.1
Texas OCCC	(4)	(4)	(4)	(5)	308	-17.4%	75	-. ⁶
Texas SML	1,716	6.6%	1,069	3,118	25,536	15.2%	9,313	13.2
Utah DFI	214	12.6%	17	(5)	198	10.6%	3	-. ⁶
Utah DRE	489	2.3%	245	384	5,521	15.1%	2,994	10.4

	COMPANY			BRANCH		MLO		
State Agency	Companies	Annual percentage change ²	Located in the state ³	Branches	MLOs	Annual percentage change ²	Located in the state ³	Average MLOs per Company
Vermont	337	7.7%	22	448	2,206	26.0%	101	10.8
Virgin Islands	35	-2.8%	2	52	121	37.5%	13	4.9
Virginia	816	2.4%	232	2,161	17,303	12.4%	2,733	19.2
Washington	933	11.3%	213	2,627	17,747	11.0%	3,686	19.1
West Virginia	358	2.6%	26	498	2,139	8.4%	110	7.6
Wisconsin	480	3.2%	63	1,140	9,006	14.1%	862	19.6
Wyoming	248	7.4%	7	402	3,016	18.0%	72	12.2
Nationwide	16,395	3.5%	-	24,046	146,786	9.6%	-	8.7

Notes:

1. This report counts the number of companies, branches, and mortgage loan originators in each state, regardless of the number of licenses these entities may hold in each state. Thus, if a company holds two licenses within a state (e.g. broker and lender), the company is only counted once. The same is true for the Average MLOs per Company. Nationwide figures, similarly, only count each company, branch or individual once.
2. Percentage change indicates the overall increase or decrease in licensed entities that occurred over the previous 12 months.
3. Located in the state means that the company's headquarters, as identified on their NMLS Company Form, is located in the state, or the MLO's work address, as identified on their NMLS Individual Form, is located in the state.
4. Texas OCCC did not manage mortgage company licensing through NMLS in 2017Q2.
5. The following agencies did not manage mortgage branch licensing through NMLS in 2017Q2: Colorado, Indiana DFI, Michigan, South Dakota, Texas OCCC, Utah DFI.
6. The following agencies do not require Sponsorship of MLOs by the employing company: Florida, Texas OCCC, Utah DFI. MLOs located in the state and Average MLOs per Company may not be accurate.

3. 2017Q2 State Licensing Activities: Mortgage Company Licenses¹

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	16	26	-	-	-	1	-
Alaska	18	19	-	1	-	1	-
Arizona	62	77	-	34	-	18	-
Arkansas	25	20	-	-	-	5	-
California BRE	215	133	1	-	-	-	-
California DBO	80	38	-	27	18	13	-
Colorado	60	59	-	1	-	-	-
Connecticut	28	19	-	6	-	15	-
Delaware	14	14	-	4	-	3	-
District of Columbia	19	21	-	1	-	5	-
Florida	150	142	1	3	-	20	-
Georgia	53	39	-	10	-	4	1
Guam	-	1	-	-	-	-	-
Hawaii	12	16	(2)	4	-	1	-
Idaho	24	13	-	8	-	5	-
Illinois	28	19	-	4	-	10	-
Indiana DFI	28	28	-	11	2	81	4
Indiana SOS	8	6	-	3	-	3	-
Iowa	26	21	-	-	-	12	-
Kansas	27	20	-	-	-	4	-
Kentucky	20	21	-	-	-	4	-
Louisiana	18	18	-	1	-	3	-
Maine	17	10	-	2	-	5	-
Maryland	30	32	-	2	-	8	-
Massachusetts	33	21	-	15	-	10	-
Michigan	53	56	-	3	-	16	-
Minnesota	44	19	-	2	-	12	2
Mississippi	13	13	-	-	-	5	-
Missouri	18	14	-	3	-	7	7
Montana	19	25	-	-	-	8	-
Nebraska	16	17	-	1	-	4	1
Nevada	32	33	-	20	-	10	-
New Hampshire	7	14	-	1	-	7	-
New Jersey	30	25	-	-	-	7	-
New Mexico	9	8	-	-	-	5	-
New York	12	12	-	12	-	12	18
North Carolina	34	27	-	7	-	1	-
North Dakota	21	19	-	-	-	5	-
Ohio	37	29	-	4	-	11	-
Oklahoma DCC	27	25	-	2	-	18	-
Oregon	29	32	-	2	1	15	-
Pennsylvania	36	36	-	5	-	9	-
Puerto Rico	-	-	-	-	-	-	-
Rhode Island	28	77	5	4	-	7	-
South Carolina BFI	26	21	-	3	-	15	-

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina DCA	13	13	-	3	-	-	-
South Dakota	11	9	-	2	-	5	-
Tennessee	23	19	-	-	-	-	-
Texas SML	83	75	-	6	-	22	-
Utah DFI	4	5	-	-	-	6	-
Utah DRE	19	17	-	1	-	9	-
Vermont	31	45	-	1	-	14	-
Virgin Islands	-	1	-	-	-	-	-
Virginia	37	36	-	14	1	14	-
Washington	36	48	-	10	-	6	3
West Virginia	20	14	-	5	-	3	-
Wisconsin	16	18	-	2	1	7	-
Wyoming	11	12	-	1	-	7	1
National	1,806	1,647	7	251	23	498	37

Notes

1. Texas OCCC did not manage mortgage company licensing through NMLS in 2017Q2.
2. The Hawaii Division of Financial Institutions has indicated that it is not able to release the number of license applications denied.

Definitions

Approved-Status assigned when regulator has reviewed the license/registration application and decided to issue a license to the applicant through NMLS.

Denied-Status assigned when a regulator has reviewed the license/registration application and determined that sufficient grounds exist to deny the request. This status may also be used by regulators who deny a renewal request for license.

Withdrawn- Status assigned when an applicant has been approved to voluntarily withdraw their application or has not responded to regulator requests for additional information within a timely manner.

Revoked-Status assigned when a regulator has taken action to revoke the license/registration. Pursuant to federal SAFE legislation, placement of a MLO license into this status will render the MLO unable to obtain or maintain a license to conduct mortgage business in any jurisdiction.

Surrendered-Status assigned when a regulator approved a surrender/cancellation request submitted by the licensee/registrant.

Terminated-Status assigned when a regulator expires a license/registration.

4. 2017Q2 State Licensing Activities: Mortgage Loan Originator Licenses

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
Alabama	638	577	-	20	-	47	4
Alaska	290	250	-	46	-	7	-
Arizona	1,253	1,306	-	160	-	29	7
Arkansas	776	751	-	64	-	398	1
California BRE	535	290	3	3	1	-	7
California DBO	2,561	2,710	1	120	-	77	20
Colorado	1,110	1,108	3	25	-	2	8
Connecticut	592	538	-	47	-	35	47
Delaware	369	387	-	15	-	140	6
District of Columbia	346	349	-	1	-	16	2
Florida	3,051	2,982	15	111	-	74	16
Georgia	1,343	1,501	17	342	-	249	513
Guam	-	-	-	-	-	-	-
Hawaii	194	294	(1)	28	-	17	-
Idaho	460	530	-	142	-	24	18
Illinois	1,289	1,231	1	114	2	35	15
Indiana DFI	789	804	-	23	-	33	6
Indiana SOS	44	28	-	7	-	4	1
Iowa	448	453	-	3	-	28	14
Kansas	638	589	-	12	-	17	6
Kentucky	609	559	-	22	-	557	13
Louisiana	533	548	-	7	-	32	16
Maine	304	352	-	1	-	14	-
Maryland	887	886	-	93	-	34	14
Massachusetts	610	552	-	69	-	34	35
Michigan	1,004	847	-	140	-	59	7
Minnesota	365	433	-	36	-	21	7
Mississippi	498	515	-	4	-	363	7
Missouri	717	706	-	63	-	23	59
Montana	301	313	-	7	-	14	2
Nebraska	355	354	1	43	-	15	6
Nevada	750	671	-	186	-	23	4
New Hampshire	374	322	-	36	-	239	9
New Jersey	834	781	-	43	-	51	11
New Mexico	461	441	-	12	-	26	1
New York	718	642	1	172	-	29	20
North Carolina	1,089	1,051	-	61	1	58	62
North Dakota	335	312	-	6	-	17	-
Ohio	1,552	1,589	-	41	1	62	7
Oklahoma DCC	586	622	-	2	-	22	6
Oregon	771	758	-	43	-	31	26
Pennsylvania	1,015	963	-	41	-	69	28
Puerto Rico	7	6	1	-	-	2	-
Rhode Island	295	310	-	13	-	20	7
South Carolina BFI	342	312	-	24	-	29	3

	New Applications	Applications Processed			License Expirations		
State Agency	New Applications	Approved	Denied	Withdrawn	Revoked	Surrendered	Terminated
South Carolina DCA	59	48	-	10	-	1	4
South Dakota	281	352	-	1	-	12	4
Tennessee	951	950	13	11	-	26	28
Texas OCC	43	44	1	7	-	6	1
Texas SML	1,763	1,892	-	272	-	85	28
Utah DFI	44	17	2	22	-	2	-
Utah DRE	472	449	1	16	1	23	11
Vermont	204	199	-	14	-	18	1
Virgin Islands	10	25	-	-	-	1	-
Virginia	950	893	1	187	-	57	14
Washington	1,089	1,036	2	38	1	33	21
West Virginia	180	138	-	19	-	13	-
Wisconsin	690	645	-	15	-	32	10
Wyoming	279	223	5	32	-	23	1
National	39,053	38,434	68	3,092	7	3,408	1,164

Notes

1. The Hawaii Division of Financial Institutions has indicated that it is not able to release the number of license applications denied.

Definitions

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Surrendered-Status assigned when a regulator approved a surrender/cancellation request submitted by the licensee/registrant.

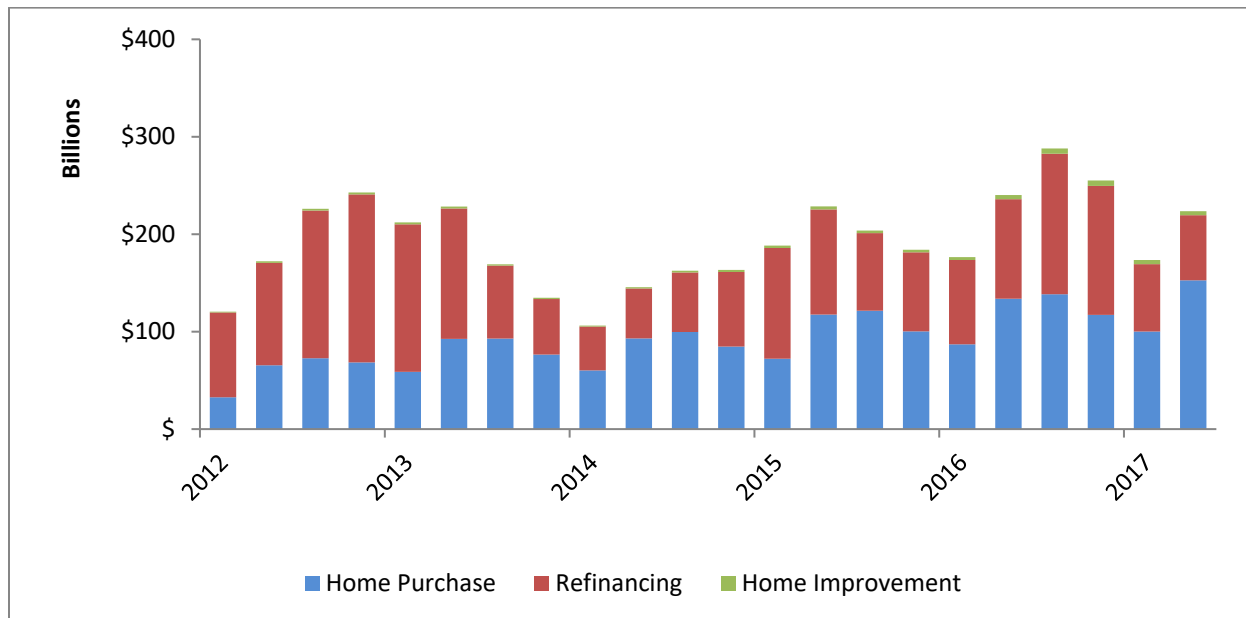
Terminated-Status assigned when a regulator expires a license/registration.

5. Mortgage Call Report

Starting in 2011, state-licensed mortgage companies began submitting a quarterly call report of mortgage activity through the NMLS Mortgage Call Report.

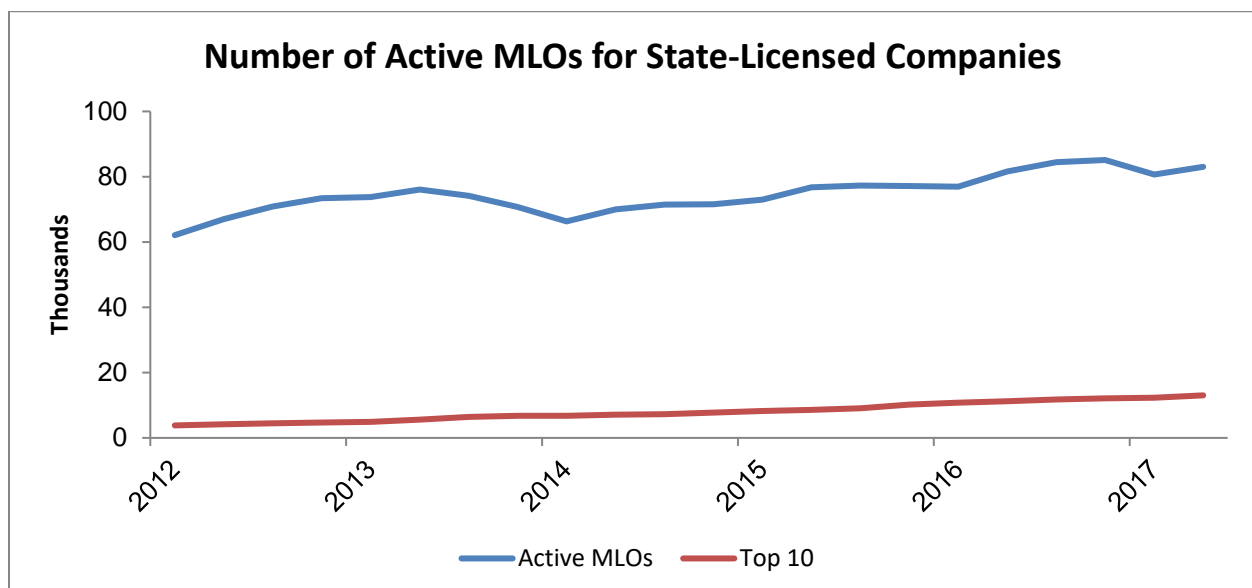
Loan Originations by Purpose

Forward loan originations reported by state-licensed companies have increased by 28.93 percent since last quarter but have decreased by 6.88 percent over the year. The over-the-quarter increase is mainly the result of higher home purchases, which increased by 52.3 percent.



Active MLOs

The number of Active MLOs* in 2017Q2 increased by 1.77 percent nationwide over 2016Q2, and increased 15.81 percent for the top ten state-licensed companies (by origination volume) year over year.



* An active MLO originated at least one loan in the quarter.

6. Federally Registered Mortgage Loan Originators, June 30, 2017

State	Total	FDIC	FRB	NCUA	OCC	FCA
Alabama	6,804	2,228	1,841	1,089	1,596	87
Alaska	742	146	17	103	484	-
Arizona	10,448	663	526	1,385	7,896	-
Arkansas	4,267	998	2,311	242	662	81
California	42,800	4,394	1,385	5,400	31,772	-
Colorado	8,379	1,547	1,108	1,255	4,509	4
Connecticut	6,055	1,303	98	539	4,129	4
Delaware	1,550	149	341	127	927	10
District of Columbia	1,148	78	72	166	833	-
Florida	26,882	3,692	3,483	4,588	15,244	50
Georgia	9,758	3,924	1,032	797	3,969	88
Guam	124	50	25	44	6	-
Hawaii	1,892	471	544	456	423	3
Idaho	2,624	830	26	646	1,132	6
Illinois	18,471	3,720	2,112	1,544	11,160	9
Indiana	8,700	2,093	1,437	1,771	3,360	80
Iowa	6,261	2,258	580	941	2,477	28
Kansas	4,347	1,436	767	605	1,563	12
Kentucky	6,202	2,365	874	633	2,280	75
Louisiana	6,259	2,762	968	617	1,891	50
Maine	1,943	620	22	444	861	2
Maryland	7,052	1,441	1,278	825	3,497	46
Massachusetts	10,476	3,514	577	1,747	4,676	-
Michigan	13,442	1,207	2,996	3,242	5,957	98
Minnesota	9,204	1,969	207	1,168	5,844	48
Mississippi	3,686	2,008	707	201	719	59
Missouri	9,168	2,648	2,368	945	3,209	34
Montana	1,492	514	378	234	368	6
Nebraska	3,609	1,334	362	631	1,279	18
Nevada	2,711	120	30	263	2,312	-
New Hampshire	1,809	472	14	334	991	-
New Jersey	12,659	2,015	477	549	9,649	2
New Mexico	1,770	388	94	234	1,061	5
New York	25,503	1,263	2,615	2,972	18,687	13
North Carolina	12,946	3,848	1,043	3,220	4,723	150
North Dakota	1,198	468	18	237	479	-
Ohio	17,561	1,847	2,810	1,935	10,940	105
Oklahoma	4,846	1,725	1,262	495	1,369	41
Oregon	6,141	1,534	60	1,602	2,956	6
Pennsylvania	18,911	6,148	1,535	2,335	8,923	72
Puerto Rico	798	207	184	352	52	6
Rhode Island	1,846	392	82	307	1,067	-
South Carolina	4,988	2,233	203	789	1,741	39
South Dakota	1,336	461	138	200	537	11
Tennessee	7,962	3,195	2,130	984	1,597	91
Texas	25,673	4,249	3,355	2,657	15,279	264
Utah	4,298	382	109	2,039	1,778	1
Vermont	816	124	3	232	457	-
Virgin Islands	83	12	6	47	18	-
Virginia	11,347	2,383	2,141	2,969	3,814	96
Washington	9,805	2,803	94	2,444	4,498	5
West Virginia	1,829	854	294	155	516	14

State	Total	FDIC	FRB	NCUA	OCC	FCA
Wisconsin	8,858	1,723	443	2,124	4,494	109
Wyoming	1,004	258	316	173	260	3
Nationwide	419,941	89,385	47,867	62,007	220,768	1,930

NOTE: The number of MLOs in each state is determined by the work address provided in each MLO's record.

FDIC - Federal Deposit Insurance Corporation

FRB - Board of Governors of the Federal Reserve Board

NCUA - National Credit Union Administration

OCC - Office of the Comptroller of the Currency

FCA - Farm Credit Administration