

NMLS Mortgage Call Report – *Request for Public Comments*

March 15, 2010

On behalf of the state regulatory agencies participating in the Nationwide Mortgage Licensing System and Registry (NMLS, or “the System”)¹, the State Regulatory Registry LLC² invites public comments on the proposed implementation of the NMLS Mortgage Call Report. The NMLS Mortgage Call Report is intended to fulfill SAFE Act³ requirements as well as build on state regulator efforts to create uniform financial and activity reporting requirements across state lines⁴.

The proposed NMLS Mortgage Call Report is comprised of two parts: financial information about the licensee and information about the licensee’s mortgage loan activity. The development of the NMLS Mortgage Call Report draws from the Call Reports required of depository institutions and seeks to replace and standardize individual financial and activity reports currently required by state regulators.

Purpose of the NMLS Mortgage Call Report

The purpose of the NMLS Mortgage Call Report is to provide timely, comprehensive and uniform information concerning the financial condition of licensed mortgage companies, their mortgage loan activities and the production information of their mortgage loan originators. The objectives of the NMLS Call Reports are as follows:

1. Provide state regulators with the information necessary to replace the unique annual reports currently required by approximately 38 states and to standardize the financial statement information required in over 42 states.
2. Provide state regulators with sufficient information to effectively supervise licensees, such as determining examination schedules, monitoring compliance with state law and requirements of the SAFE Act (such as holding a surety bond that is reflective of total production volume), and accurately calculate assessments, where applicable.
3. Provide state regulators with the ability to develop statewide reports on mortgage activity with the ability to compare across state lines.
4. Provide licensees with the ability to automate the provision and retention of financial condition and activity data to one or more state regulators in a single, uniform manner.

¹ Information about NMLS can be found at: <http://mortgage.nationwidelicencingsystem.org>.

² Information about the State Regulatory Registry LLC can be found at: <http://www.stateregulatoryregistry.org>.

³ The SAFE Act is Public Law 110-289 (PL 110-289) and information can be found at: <http://mortgage.nationwidelicencingsystem.org/safe>.

⁴ State regulators began the process of creating uniform reporting requirements in 2008 when they issued for public comment the “Proposed questions and definitions to be used in Uniform Annual Report functionality.” See: [NMLS Proposals for Comment](#).

Background

State Regulatory Reporting

Approximately 38 states require licensed mortgage companies to submit “Annual Reports” providing application, loan production, and servicing details, often including information on warehouse lines of credit, loans brokered, funded, serviced, and delinquent and the identification of a company’s mortgage loan originators. These annual reports are used by state regulators for a variety of reasons, including calculating assessments, scheduling exams, determining compliance, and generating reports on mortgage activity within a state.

In the Summer of 2008 the NMLS Residential Mortgage Regulatory Taskforce (RMRT) developed uniform questions and supporting definitions to be used across NMLS participating states. The goal of these uniform questions was to provide consistent and useful data for NMLS participating state agencies while at the same time accommodating different state requirements and different license authorities. This proposal was put out for comment on July 18, 2008 with approximately eight comments received. With the passage of the SAFE Act on July 30, 2008 and its requirement for a “Mortgage Call Report,” further development on a unified annual report was put on hold.

In addition to annual reporting requirements, more than 42 state mortgage regulators require financial statements to be provided at the time of application and/or on an ongoing basis. In March of 2009, NMLS implemented functionality in NMLS that allowed licensees to file a single financial statement with one or more regulators through the system. While not standardizing financial statement reporting requirements across states, this functionality represented a step toward uniformity as it provided licensees with the ability to provide a single financial statement that would be acceptable to all relevant jurisdictions.

The SAFE Act

Title V of the Housing and Economic Recovery Act of 2008 (H.E.R.A.), the “SAFE Act,” which became effective July 30, 2008, requires NMLS to develop a mortgage call report that mortgage licensees must submit to the system:

“MORTGAGE CALL REPORTS.-Each mortgage licensee shall submit to the Nationwide Mortgage Licensing System and Registry reports of condition, which shall be in such form and shall contain such information as the Nationwide Mortgage Licensing System and Registry may require [12 USCA §5104(e)].”

The SAFE Act does not provide further detail on the requirement. Shortly after the passage of the SAFE Act, the SRR Board of Managers created a working group of state mortgage regulators to develop a plan for implementing the SAFE Act requirements, the CSBS/AARMR SAFE Act Implementation Working Group (SAFE IWG)⁵.

⁵ The CSBS/AARMR Safe IWG was comprised of state mortgage regulators from 18 jurisdictions and was co-chaired by Tom Gronstal, Superintendent, Iowa Division of Banking and David Cotney, Chief Operating Officer, Massachusetts Division of Banks.

NATIONWIDE MORTGAGE LICENSING SYSTEM

In reviewing the mortgage call report language in the SAFE Act, the SAFE IWG noted that the term “mortgage licensee” is used only in this section of the Act, is undefined, and appears to be distinct from the term “loan originator,” which is clearly defined in 12 USCA §5102. Additionally, the phrase “reports of condition” is a term drawn from banking supervision wherein federally-insured depositories (not individuals) are required to submit Call Reports quarterly.

In developing guidelines to implement the Mortgage Call Report requirement of the SAFE Act, the SAFE Act IWG made the following general recommendations:

- The NMLS Mortgage Call Report is intended to be a statement of condition on the company that employs licensed mortgage loan originators and its operations, including financial statements and production activity volumes reported per state. The NMLS Mortgage Call Report should not be a requirement of the individual mortgage loan originator.
- All companies state-licensed or state-registered through NMLS, that employ state-licensed mortgage loan originators, will be required to complete the NMLS Mortgage Call Report.
- Companies exempt from licensure in a state, but employing state-licensed mortgage loan originators, should be provided the opportunity by the state regulator to create a record in NMLS and complete the mortgage call report on behalf of their mortgage loan originators.

State regulators held conference calls with state and national trade associations in December 2008 to brief the associations on the proposed SAFE Act Implementation Plan, including the NMLS Mortgage Call Report provisions.

NMLS Mortgage Call Report Working Group

A working group of state regulators commenced in June 2009 to develop the NMLS Mortgage Call Report and accompanying policies. These policies and a discussion draft of the proposed NMLS Mortgage Call Report are the subject of this Request for Comments.

The NMLS Mortgage Call Report Working Group has presented the proposed NMLS Mortgage Call Report at two state regulator meetings for input. Changes were made to the initial proposal and other changes are still under consideration by state regulators. In the interest of garnering as much input as possible in a timely manner, SRR is issuing the proposed NMLS Mortgage Call Report as a discussion draft, recognizing that this product is still under development.

The Roster of the NMLS Mortgage Call Report Working Group can be found as Addendum A to this Request for Comments.

NMLS Mortgage Call Report

The NMLS Mortgage Call Report is a quarterly report of condition submitted through NMLS by an entity with at least one licensed mortgage loan originator. These quarterly reports would be comprised of two parts:

- Part I: Residential Mortgage Loan Activity Report, by state.
- Part II: Financial Condition Report for the entity

The discussion draft of the proposed NMLS Mortgage Call Report with both of these parts is attached to this Request for Comments.

NMLS Mortgage Call Report Policies

NMLS proposes to implement the NMLS Mortgage Call Report according to the following policies:

1. The filing of the NMLS Mortgage Call Report through NMLS to the relevant state regulator(s) will be executed by the company. A company holding more than one license type in a jurisdiction is only required to submit one NMLS Mortgage Call Report for that jurisdiction. A company licensed in multiple states will complete a separate Residential Mortgage Loan Activity Report (Part I) of the NMLS Mortgage Call Report for each state in which they are licensed.
2. Companies not required to be licensed in a state but employing state-licensed mortgage loan originators can be afforded the opportunity by the state regulator to create a record in NMLS and submit the record to the state through NMLS in order to complete the mortgage call report on behalf of their mortgage loan originators.
3. Companies with one or more licenses in any "Approved" status will be required to file the NMLS Mortgage Call Report on a quarterly basis.
4. Failure to submit the report within 45 days of the end of the quarter will result in a deficiency placed on licenses or registrations held by the company and may result in a state regulatory action. Such deficiencies will prevent license or registration renewal.
5. The financial information provided in the NMLS Mortgage Call Report should be reflective of the licensee's mortgage activities. Consolidated financial information will not be accepted for the NMLS Mortgage Call Report. Financial information should be reported on a Year-To-Date (YTD) basis.
6. Companies that, under state laws or regulations, are required to submit a self-prepared financial statement on an annual basis as part of maintaining a license or registration may use the NMLS Mortgage Call Report to meet this requirement. Companies that are required to submit a Compiled, Reviewed or Audited financial statement must complete and submit such financial statements through NMLS in addition to the NMLS Mortgage Call Report.

7. Companies must submit quarterly residential mortgage loan activity data that reflects the company's operations within a state for each state in which they are licensed or registered through NMLS. Companies must include all mortgage origination activity of their licensed mortgage loan originators on the NMLS Mortgage Call Report. Activity is to be reported on a Year-To-Date (YTD) basis.
8. All company filings are confidential and will not be made public by NMLS, but will be available to state mortgage regulators under the system's information sharing architecture.
9. State, regional and national aggregated data is considered public information and may be made available by NMLS or state regulators.
10. The NMLS Mortgage Call Report is a uniform form that will be used by all companies, regardless of a company's organizational structure and activities. Companies will only be required to complete sections and questions that are relevant to the company's activities and/or authorities. Those areas of the form that are not applicable to the company are not required to be completed.

Request for Public Comments

The State Regulatory Registry LLC is seeking comments from the public on the proposed NMLS Mortgage Call Report policies and processes outlined in this document. SRR seeks input on the following specific areas:

1. Will the proposed NMLS Mortgage Call Report provide sufficient information to state mortgage regulators regarding the mortgage loan origination activity of mortgage loan originators and mortgage companies? If not, what additional information should be requested?
2. In order to improve regulatory supervision, the NMLS Mortgage Call Report is intended to be collected on a quarterly basis. SRR invites comments on the frequency of data collection that best meets the goals of state mortgage regulators.
3. SRR recognizes that multiple technological methods (from manual data input to automated data upload) exist that would enable companies to supply this information through NMLS. We invite specific comments if your company has an opinion on the manner in which this information is provided to NMLS.

Comments are requested to be limited to the content of this document as it relates to NMLS Mortgage Call Reports.

Comments received, as well as the submitter's name and company or organization (if applicable) will be posted on the NMLS Resource Center for public view.

NATIONWIDE MORTGAGE LICENSING SYSTEM

SRR's Mortgage Licensing Policy Committee (MLPC) will review comments received and publish a final document outlining a summary of the comments received, the MLPC's responses to these comments and the final approved NMLS Mortgage Call Report on the NMLS Resource Center. It is not expected that the NMLS Mortgage Call Report will be a requirement in NMLS until 2011.

Comments can be submitted by email to: comments@stateregulatoryregistry.org.

Comments may also be submitted in physical form to:

Conference of State Bank Supervisors
Attn: NMLS Mortgage Call Report Public Comments
1155 Connecticut Avenue, NW
Fifth Floor
Washington, DC 20036-4306

Comment submission deadline: May 14, 2010

SRR will provide 60 days for public comments on the NMLS Mortgage Call Report. Persons submitting comments are requested to include their contact information. Comments submitted without contact information will not be considered.

ADDENDUM A

NMLS Mortgage Call Report Working Group

REPRESENTATIVE	AGENCY
Eric Davies Senior Examiner	California Department of Corporations
Rich Cortes Principal Financial Examiner	Connecticut Department of Banking
Stuart McKee Assistant Finance Bureau Chief	Iowa Division of Banking
Mark Weigold Director of Consumer Finance Section	Michigan Office of Financial and Insurance Regulation
Mary Jurta Director of Consumer Credit	New Hampshire Banking Department
Jim Keiser Administrator of Non-Depository Institutions	Pennsylvania Department of Banking
Dwight Stephens (ret) Principal Financial Analyst	Virginia Bureau of Financial Institutions
Kwadwo Boateng Program Manager	Washington Department of Financial Institutions
Tracy Hudson Director of Non-Depository Institutions	West Virginia Division of Banking

RESIDENTIAL MORTGAGE LOAN ACTIVITY REPORT

ENTITY NAME _____
NMLS UNIQUE IDENTIFIER _____
ACTIVITY IN (STATE) _____
REPORTING PERIOD (BEGIN DATE) TO (END DATE) _____ TO _____
REPORTING PERIOD END DATE _____



	FORWARD				REVERSE				NON-REAL ESTATE	
	1st Mortgage Loans		Subordinate Mortgage Loans		FHA-Insured Reverse Mortgage Loans (HECMs)		Non FHA-Insured Reverse Mortgage Loans		Non-Real Estate Secured Dwelling Loans	
	#	\$	#	\$	#	\$	#	\$	#	\$
ORIGINATION										
Applications in process at beginning of period	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Number of Applications Received	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Number of Applications Denied	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Number of Applications Withdrawn	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Applications closed due to applicant inactivity	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Applications resolved in any other manner	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Applications in process at end of period	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Loans Brokered during Period	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
FUNDING										
Loans Closed and Funded during Period-										
a. Ownership and Servicing Retained	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
b. Ownership Retained, Servicing Assigned	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
c. Ownership Assigned, Servicing Retained	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
d. Ownership and Servicing Assigned	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
SERVICING										
Owned and Serviced as of End Date	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
Serviced for Others as of End Date	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
OTHER										
Reverse Mortgage Purchase Money Loans Closed and Funded					_____	_____	_____	_____		

DEFINITIONS

Closed and Funded – includes loans *funded* by the licensee which closed during the quarter, regardless of whether or not the loan closed in the name of the licensee.

Brokered – includes loans closed in the quarter which were originated by the licensee (i.e. the licensee took the application, prepared documents, etc.) but for which the licensee did not provide funding.

LOANS CLOSED AND FUNDED OR BROKERED BY PURPOSE

	CLOSED AND FUNDED				BROKERED			
	1st Mortgage Loans		Subordinate Mortgage Loans		1st Mortgage Loans		Subordinate Mortgage Loans	
	#	\$	#	\$	#	\$	#	\$
ALL LOAN TYPES - FORWARD, REVERSE, NON-REAL								
Purchase Money Loan	_____	_____	_____	_____	_____	_____	_____	_____
Refinance Loan (Total)	_____	_____	_____	_____	_____	_____	_____	_____
a. Refinance of Loan Held by Licensee	_____	_____	_____	_____	_____	_____	_____	_____
Equity Loan (Not a Refinance)	_____	_____	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____	_____	_____
FHA-Insured Loans (excluding HECMs)	_____	_____	_____	_____	_____	_____	_____	_____
Veterans Administration Loans	_____	_____	_____	_____	_____	_____	_____	_____
Loans Assigned to Federal National Mortgage Corp.	_____	_____	_____	_____	_____	_____	_____	_____
Loans Assigned to Federal Home Loan Mortgage Corp.	_____	_____	_____	_____	_____	_____	_____	_____
Loans Assigned to USDA Rural Development	_____	_____	_____	_____	_____	_____	_____	_____
FIRST AND SUBORDINATE LIEN LOANS								
Adjustable Rate Amortizing	_____	_____	_____	_____	_____	_____	_____	_____
Non-Amortizing (Interest Only or Negative Amortization)	_____	_____	_____	_____	_____	_____	_____	_____
Fixed Rate Balloon Payments	_____	_____	_____	_____	_____	_____	_____	_____
Adjustable Rate Balloon Payments	_____	_____	_____	_____	_____	_____	_____	_____
HOEPA (High Rate, High Fee)	_____	_____	_____	_____	_____	_____	_____	_____
No/Reduced Documentation Loans	_____	_____	_____	_____	_____	_____	_____	_____
Loans fitting the description of more than one of the above excluding Adjustable Rate Amortizing	_____	_____	_____	_____	_____	_____	_____	_____

LOANS MODIFIED FOR 3RD PARTIES DURING THE PERIOD

Contracted For By Borrowers	#	\$
Loan Modification Applications in process at beginning of period	_____	_____
Loan Modifications completed	_____	_____
Loan Modification applications terminated by borrower	_____	_____
Loan modification applications denied by lender/servicer	_____	_____
Loan Modification applications terminated by other	_____	_____
Loan Modification applications received during period	_____	_____
Loan Modification applications in process at end of period	<u>CALCULATED FIELDS</u>	

Contracted for by Lienholder/Servicer		
Loans to be modified at beginning of period	_____	_____
Loan Modifications completed	_____	_____
Loan modification attempts terminated for whatever reason	_____	_____
New loans received for modification	_____	_____
Loans to be modified at the end of period.	<u>CALCULATED FIELDS</u>	

DELINQUENCY STATUS AS OF END DATE

	NEVER MODIFIED		MODIFIED WITHIN A YEAR		MODIFIED OVER A YEAR AGO	
	#	\$	#	\$	#	\$
Less than 30 Days Delinquent	_____	_____	_____	_____	_____	_____
30 to 60 Days Delinquent	_____	_____	_____	_____	_____	_____
61 to 90 Days Delinquent	_____	_____	_____	_____	_____	_____
More Than 90 Days Delinquent	_____	_____	_____	_____	_____	_____

FORECLOSURE STATUS AS OF END DATE

	#	\$
In foreclosure status as of <u>last period end date</u>	_____	_____
Moved into foreclosure status in Period	_____	_____
Foreclosure resolved other than Sheriff sale in Period	_____	_____
Foreclosure resulting in Sheriff sale in Period	_____	_____
In foreclosure status as of End Date	_____	_____
REOs as of End Date	_____	_____
Loans made & assigned in Period but required to repurchase	_____	_____

OUTSIDE SOURCES OF APPLICATIONS AND ORIGINATIONS

If the licensee compensated anybody other than on a W-2 Income Tax Basis for originating a residential mortgage loan application, provide the name of the entity, the entity's NMLS unique identifier and the number and dollar amount of loans which the entity originated for the licensee during the Period. Attach an explanation for any entities which do not have unique identifiers.

ENTITY NAME	NMLS ID	#	\$
_____	_____	_____	_____

RECIPIENTS OF APPLICATIONS AND ORIGINATIONS

If the licensee was compensated by a lender or a broker for brokering or co-brokering an application, provide the name of the lender or broker, their NMLS unique identifier and the number and dollar amount of loans for which the licensee was compensated during the Period. Attach an explanation for any entities which do not have unique identifiers.

ENTITY NAME	NMLS ID	#	\$
_____	_____	_____	_____

MORTGAGE LOAN ORIGINATOR INFORMATION

Provide information on the loans your mortgage loan originators closed and funded or brokered during the Period.

MORTGAGE LOAN ORIGINATOR NAME	NMLS ID	#	\$
_____	<small>System Provided</small> _____	_____	_____

Financial Condition Report

BALANCE SHEET

Section I

Account #		
	Assets:	
	<u>Current Assets</u>	\$
1	Cash and Cash Equivalents	_____
2	Accounts Receivable (Net of Allowance for Doubtful Accounts)	_____
3	Prepaid Expenses	_____
4	Other Current Assets- See Schedule A	_____
5	Total Current Assets	<u>CALCULATED FIELD</u>
	<u>Long-Term Assets</u>	
6	Property, Plant, and Equipment (less depreciation) - See Schedule B	_____
7	Other Long-Term Assets- See Schedule C	_____
8	Total Long-Term Assets	<u>CALCULATED FIELD</u>
	<u>Assets Not Included in the Calculation of Net Worth</u> - See Schedule D (For	
9	Further Information see Glossary and Instructions)	_____
10	Total Assets Not Included in the Calculation of Net Worth	<u>CALCULATED FIELD</u>
11	Total Assets	<u>CALCULATED FIELD</u>
	Liabilities:	
	<u>Current Liabilities:</u>	
12	Accounts Payable and Accrued Expenses	_____
13	Interest Payable	_____
14	Warehouse Lines of Credit UPB - See Schedule E	_____
15	Other Current Liabilities - See Schedule F	_____
16	Total Current Liabilities	<u>CALCULATED FIELD</u>
	<u>Long Term Liabilities</u>	
17	Other Long-Term Liabilities - See Schedule G	_____
18	Total Long-term Liabilities	<u>CALCULATED FIELD</u>
19	Total Liabilities	<u>CALCULATED FIELD</u>
	Net Worth Calculations	
	Total Net Worth	_____
20	Less: Total Assets Not Included in the Calculation of Net Worth	_____
	Net Worth	<u>CALCULATED FIELD</u>

INCOME STATEMENT

Section II**Account #**

		\$
	<u>Revenues</u>	
	Operating Revenue:	
51	Retail Origination Fees	_____
52	Other Origination Income	_____
53	Correspondent and Brokers Fee Income	_____
54	Gross Interest Income	_____
55	Other Income (loss) Related to Lending Activities - See Schedule A	_____
	Other Revenue:	
56	Other Income (loss) Not Related to Lending Activities-See Schedule B	_____
57	Gains or Losses on sale of Property, Plant, and Equipment	_____
58	Other Net Gains (loss) - See Schedule C	_____
59	<u>Total Revenue</u>	<u>CALCULATED FIELD</u>
	<u>Expenses</u>	
	Personnel Expenses:	
60	Wages - Mortgage Related Employees	_____
61	Wages - Other Staff Employees	_____
62	Payroll Taxes and Benefits	_____
	Interest Expense:	
63	Warehouse	_____
64	Other - See Schedule D	_____
	Operating Expenses:	
65	Occupancy Expense	_____
66	Service Charges	_____
67	Depreciation Expense	_____
68	General and Administrative Expense - See Schedule E	_____
69	Other Operating Expenses - See Schedule F	_____
70	Retail Loan Origination Processing Expense	_____
71	Correspondent and Broker Loan Acquisition Expense	_____
72	Provision for Loan Losses	_____
	Professional Fees:	
73	Legal Fees	_____
74	Other Professional Fees - See Schedule G	_____
75	Other Expenses - See Schedule H	_____
	<u>Total Expense</u>	<u>CALCULATED FIELD</u>
76	<u>Net Operating Income before Extraordinary items</u>	_____
77	Extraordinary Items	_____
78	<u>Net Operating Income</u>	_____
79	Income Tax Expense	_____
80	<u>Net Income or (Loss)</u>	<u>CALCULATED FIELD</u>

CASH FLOW STATEMENT

Section III**Account #**

		\$
	<u>Cash flow from Operating Activities</u>	
91	Net Income	_____
	<u>Adjustments</u>	
92	Depreciation	_____
93	Loss or (Gain)	_____
94	Other Adjustments to Operating Activities - See Schedule A	_____
	<u>Decreases or (Increases)</u>	
95	Accounts Receivable	_____
96	Accounts Payable	_____
97	Interest Payable	_____
98	Income Tax Payable	_____
99	Prepaid Expenses	_____
100	Other Decreases or (Increases) - See Schedule B	_____
	Total Cash Flow from Operating Activities	<u>CALCULATED FIELD</u>
	<u>Cash Flow from Investing Activities</u>	
101	Capital Expenditures	_____
102	Proceeds from Sale of Equipment	_____
103	Purchase of Securities	_____
104	Proceeds from Sale of Investment	_____
105	Other Cash Flow from Investing Activities - See Schedule C	_____
	Total Cash Flow from Investing Activities	<u>CALCULATED FIELD</u>
	<u>Cash Flow from Financing Activities</u>	
106	Payment of Long-Term Debt	_____
107	Other Cash Flow from Financing Activities - See Schedule D	_____
	Total Cash Flow from Financing Activities	<u>CALCULATED FIELD</u>

Financial Condition Report Schedules

BALANCE SHEET SCHEDULES

Schedule A		
Other Current Assets		
	Description	\$
21	Loans held for sale at LOCM	_____
22	Deferred Tax Benefits	_____
23	Securities - Available for Sale, and Trading	_____
Total Other Current Assets		<u>CALCULATED FIELD</u>
Schedule B		
Property, Plant, and Equipment Detail List		
	Description	\$
Total Property, Plant, and Equipment		<u>CALCULATED FIELD</u>
Schedule C		
Other Long-Term Assets		
	Description	\$
24	Co-Insurance Loss Reserve	_____
25	Net Mortgage Servicing Rights	_____
26	Other Allowance for Losses	_____
27	Real Estate Owned, at Net Realizable Value	_____
28	Loans Held for Investment	_____
29	Derivatives	_____
30	Investments Loans	_____
31	Securities (Held to Maturity)	_____
Total Other Long-Term Assets		<u>CALCULATED FIELD</u>
Schedule D		
Assets Not Included in the Calculation of Net Worth		
	Description	\$
32	Pledged Assets	_____
33	Personal Interest Investment	_____
34	Intangibles assets, net of amortization	_____
35	Assets used for personal enjoyment	_____
36	Due from an officer, stockholder, or related party	_____
37	Assets not readily marketable	_____
38	Investment in Related entity, greater than equity as adjusted	_____
39	Value of service contract not in accordance with FAS 65 or FAS 125	_____
40	Loans to Principal and Related Interest	_____
41	Goodwill	_____
42	Other Assets Not Included in the Calculation of Net Worth	_____
Total Assets Not Included in the Calculation of Net Worth		<u>CALCULATED FIELD</u>
Schedule E		
Warehouse LOC, UPB		
	Name of Lender and LOC Amount	UPB Amount
Total Warehouse LOC, UPB		<u>CALCULATED FIELD</u>
Schedule F		
Other Current Liabilities		
	Description	\$
43	Warehouse LOC, UPB	_____
44	Estimated Future Loss Liabilities	_____
45	Deferred Tax Liabilities	_____
46	Current Portion of Long-Term Debt	_____
47	Loans on Real Estate Owned - Current Portion	_____
Total Other Current Liabilities		<u>CALCULATED FIELD</u>
Schedule G		
Other Long-Term Liabilities		
	Description	\$
48	Derivatives	_____
49	Long-Term Debt	_____
50	Loans on Real Estate Owned - Long-Term Portion	_____
Total Other Long-Term Liabilities		<u>CALCULATED FIELD</u>

INCOME STATEMENT SCHEDULES

Schedule A		
Other Income (loss) Related to Lending Activities		
81	Description Net Loan Administration Income	\$ <hr/>
	Total Other Income (loss) Related to Lending Activities	<u>CALCULATED FIELD</u>
Schedule B		
Other Income (loss) Not Related to Lending Activities		
	Description	\$ <hr/>
	Total Other Income (loss) Not Related to Lending Activities	<u>CALCULATED FIELD</u>
Schedule C		
Other Net Gains (Losses)		
	Description	\$ <hr/>
82	Net Marketing Gain (Loss) on Loans and MBS sold with servicing retained	<hr/>
83	Net Gain (Loss) on Sales of Servicing Rights	<hr/>
84	Net Gain or (loss) from Servicing Valuations	<hr/>
85	Net Gain or (loss) on the Sale of Securities	<hr/>
86	Net Gain or (loss) on the Sale of Reo	<hr/>
87	FAS 133 Gain or (loss)	<hr/>
	Total Other Net Gains (Losses)	<u>CALCULATED FIELD</u>
Schedule D		
Other Interest Expenses		
	Description	\$ <hr/>
	Total Other Interest	<u>CALCULATED FIELD</u>
Schedule E		
General and Administrative Expenses		
	Description	\$ <hr/>
	Total General and Administrative Expense	<u>CALCULATED FIELD</u>
Schedule F		
Other Operating Expenses		
	Description	\$ <hr/>
88	Service Expenses for Foreclosures and REO	<hr/>
89	Loan Administration Processing Expense	<hr/>
	Total Other Operating Expenses	<u>CALCULATED FIELD</u>
Schedule G		
Other Professional Fees		
	Description	\$ <hr/>
	Total Other Professional Fees	<u>CALCULATED FIELD</u>
Schedule H		
Other Expenses		
	Description	\$ <hr/>
90	Minority Interest	<hr/>
	Total Other Expenses	<u>CALCULATED FIELD</u>

CASH FLOW STATEMENT SCHEDULES

Schedule A		
Other Adjustments to Operating Activities		
	Description	\$
108	Undistributed Loss or (Earnings) of Affiliates	_____
109	Provision for Losses	_____
110	Non-Recurring Items	_____
111	Deferred Income Tax Provisions or (Benefits)	_____
Total Other Adjustments to Operating Activities		<u>CALCULATED FIELD</u>
Schedule B		
Other Decreases or (Increases)		
	Description	\$
112	Due from and Officer, Stockholder or related Entity	_____
113	Loans Held for sale	_____
Total Other Decreases or (Increases)		<u>CALCULATED FIELD</u>
Schedule C		
Other Cash Flow from Investing Activities		
	Description	\$
114	Other Investing Activities	_____
115	Investment in subsidiary	_____
Total Other Net Gains (Losses)		<u>CALCULATED FIELD</u>
Schedule D		
Other Cash Flow from Financing Activities		
	Description	\$
116	Proceeds from the issuance of debt	_____
117	Proceeds from the issuance of new stock	_____
118	Purchase of Treasury Stock	_____
119	Dividends Paid	_____
Total Other Cash Flow from Investing Activities		<u>CALCULATED FIELD</u>

Financial Condition Report Glossary

Balance Sheet

<u>Account #</u>	<u>Definition</u>
<u>Current Assets</u>	
1	Cash and Cash Equivalents Cash and Cash Equivalents include currency and coins, balances in checking accounts, and items acceptable for deposit in these accounts, such as checks, money orders received from customers, certain negotiable items such as commercial paper, money market funds, and U.S. treasury bills that are highly liquid investments quickly convertible to cash.
2	Accounts Receivable net of Allowance for Doubtful Accounts Accounts Receivable represents non-mortgage notes, interest, accounts, and advances receivable that are not due from related parties (affiliates, officers, stockholders, employees) and that are considered collectible in a normal business cycle. It includes mortgage loan interest receivable and servicing advances. Which means anything that customers bought on credit minus receivables that probably won't ever be collected.
3	Prepaid Expenses Prepaid Expenses are any and all expenses paid in advance, creating benefits beyond the current period including insurance, rent, and other payments in advance but will be consumed within the fiscal year.
4	Other Current Assets Other Current Assets are assets other than those already identified that are reasonably expected to be realized in cash, sold, or consumed during normal business cycle.
5	Total Current Assets Total Current Assets is cash and other current assets reasonably expected to be realized in cash, sold or consumed in a normal business cycle.
<u>Long-Term Assets</u>	
6	Property, Plant, and Equipment (Less Depreciation) (PP & E) PP & E is considered to include buildings, capital leases, computers, fixtures, furniture, land, leasehold improvements, machinery, vehicles...etc. These assets have a useful life of more than one year and are shown at their book value minus depreciation.
7	Other Long-Term Assets Other Long-Term assets include any other Long-Term assets not identified as PP & E, or an asset not included in the calculation of net worth. Also it must not expect to be realized in cash, sold or consumed during a normal business cycle. Other Long-Term assets are resources that are not expected to be converted into cash or its equivalent during the normal business cycle, and are not depreciated. Other Long-Term assets are recorded at cost.
8	Total Long-Term Assets Total Long-Term Assets include the total of PP, & E and all Other Long-Term assets.
9	Assets Not Included in the Calculation of Net Worth Incorporates assets that are not acceptable to be included in calculating Net Worth, examples of these assets are listed on schedule D.
10	Total Assets Not Included in the Calculation of Net Worth Is the total of all Assets Not Included in the Calculation of Net Worth but are reported above.
11	Total Assets Total Assets is the total of all Current, Long-Term Assets and Assets Not Included in the Calculation of Net Worth as summarized.
<u>Current Liabilities</u>	
12	Accounts Payable and Accrued Expenses Accounts Payable is the obligations to suppliers of merchandise or of services purchased on an open account (i.e. the amount you owe to people).
13	Interest Payable Interest Payable is liabilities arising from interest obligations that are expected to accrue in a normal business cycle.
14	Other Current Liabilities Other Current Liabilities are liabilities other than those identified above, that are reasonably expected to mature during a normal business cycle, including unearned revenue, current tax liabilities, deferred non-loan fees and undisbursed principal on mortgages.
15	Total Current Liabilities The sum of the Current Liabilities
<u>Long Term Liabilities</u>	
16	Other Long-Term Liabilities Other Long-Term liabilities is any Long-Term Liability not yet listed.
17	Total Long-term Liabilities Total Long-Term Liabilities is the sum of all the Long-Term Liabilities.

18	Total Liabilities	Total Liabilities is the sum of total Current Liabilities and Total Long-Term Liabilities reported
19	Net Worth	Net Worth is the Total Assets less Total Liabilities and the Total Assets Not Included in the Calculation of Net Worth
20	Loans held for sale at lower of cost market (LOCM)	Is Unpaid Principal Balance (UPB) of loans held for sale, including undisbursed funds and net of any premiums or discounts, deferred fees and costs on loans per FAS 91 and net of unrealized losses. Does not include mortgage loans held for investment and loans on which interest is not being accrued. It does include first and second mortgages on income property and construction loans held for sale.
21	Deferred Tax Benefit	Includes the current portion of a deferred tax asset. A deferred tax asset is recognized for temporary differences that will result in deductible amounts in the future years and for carry forwards.
22	Securities - Available for Sale and Trading	Securities that qualify for this line are ones that the licensee has the positive intent to sell or trade as an investment. These securities are reported at amortized cost (per FAS 115). The Definition includes all short investments.
23	Co-Insurance Loss Reserve	Co-Insurance Loss Reserves are reserves established to satisfy co-insurance requirement or to cover coinsurance losses. (This amount must be less than or equal to zero).
24	Net Mortgage Servicing Rights	Net Mortgage Servicing Rights per FAS 125, represents the unamortized cost of both originated and purchased mortgage-servicing rights, net of unrealized losses (valuation allowance).
25	Other Allowance for Losses	Is an allowance for losses incurred that have not yet been reported.
26	Real Estate Owned, at Net Realizable Value	Is the investment in real estate acquired through foreclosure, deed-in-lieu, or similar means, less the net unrealized loss the amount by which cost exceeds market value on the Real Estate Owned (REO).
27	Loans Held for Investment (UPB)	Is Unpaid Principal Balance (UPB) of loans held for investment.
28	Derivatives	Derivatives are investments/instruments utilized by the lender that are required to be captured on the balance sheet as assets according to the provisions of FAS 133.
29	Investment Loans	Is the total amount invested in loans held for investment.
30	Securities (Held to Maturity)	Investment Securities are debt securities for which the investing entity has both the positive intent and the ability to hold until maturity.
31	Pledged Assets	Pledged Assets are assets, or portion thereof, pledged to secure obligations of another entity or person.
32	Personal Interest Investment	Is an investment in a related entity in which any officer or stockholder has a personal interest unrelated to that person's position as an officer or stockholder of the licensee. Personal interest as used here indicated a relationship between the licensee and a person or entity in which that specified person (e.g., spouse, parent, grandparent, child, brother, sister, aunt, uncle, or in-law) has a financial interest in or is employed in a management position by the licensee.
33	Intangibles Assets, net of Amortization	Includes any intangible asset, such as goodwill, covenants not to compete, franchise fees, organization costs, value placed on insurance renewals and value placed on property management contract renewals less amortization on such assets.
34	Assets Used for Personal Enjoyment	Include any assets principally used for the personal enjoyment of an officer, director or stockholder and not for normal business purposes. This includes automobiles and personal residences.
35	Due from an officer, stockholder, or related party	Includes any asset due from an officer, stockholder of the licensee, or from a related entity, except for those items identified as acceptable such as: a) A construction loan receivable, secured by a first mortgage, from a related entity. b) A mortgage loan receivable established in the normal course of business in an arms length transaction and secured by a first mortgage on the related property. c) A receivable from a related party where the affected parties have executed a cross-default agreement or corporate guarantee agreement with Ginnie Mae.
36	Assets Not Readily Marketable	Is any asset Not Readily Marketable and for which appraised values are very subjective. Examples include, but are not limited to antiques, artwork, and gemstones.

37	Investment in Related Entity, greater than equity as adjusted	Represents that portion of an investment in joint venture, subsidiary, affiliate and/or other related entity, which is greater than equity, as adjusted. "Equity as adjusted" means the book value on the books of the related entity reduced by the amount of Assets Not Used to Calculate Net Worth carried by the related entity.
38	Value of Service Contract not in Accordance with FAS 65 or FAS 125	Is the value of any servicing contract not determined in accordance with FAS Statement 65 or FAS Statement 125, or subsequent revisions there to.
39	Loans to Principal and Related Interests	Loans to Principal are periodic payment, usually paid monthly, that includes the interest charges for the period plus an amount applied to amortization of the principal balance; commonly used with amortizing loans.
40	Goodwill	Goodwill is theoretically, the present value of future excess earnings of a company over other companies in the industry. In other words, it is the value of the company's name and reputation, its customer relations, and other factors that, although intangible, give a concern its competitive edge and produce better-than-typical future earnings. It can only be recorded in a business combination accounted for under the purchase (ACCOUNTING) method . Goodwill equals the purchase price less the book value of the acquired company's net assets less the amount by which the acquired company's depreciable assets are written up to their fair market value. The fair market value of the total going concern should be equal to the purchase price. For example, if XYZ Company paid \$3,000,000 for the net assets of ABC Company having a fair value of \$2,800,000, the excess of \$200,000 represents goodwill. Goodwill is an intangible asset subject to an annual impairment test.
41	Other Assets Not Included in the Calculation of Net Worth	Is any other asset not included in the calculation of Net Worth that has not yet been listed.
42	Warehouse Line Of Credit Agreement (UPB)	Warehouse LOC agreement and UPB is the outstanding balance of warehouse lines of credit used primarily to fund mortgages held for sale.
43	Estimated Future Loss Liabilities	Is the total allowance for losses on off-balance sheet items, such as recourse obligations, guarantees and litigation.
44	Deferred Tax Liabilities	Deferred tax liability is an expense that is recognized for temporary differences that will result in taxable amounts in the future years.
45	Current Portion of Long-Term Debt	Is the part of long-term debt that is due in the next 12 months
46	Loans on Real Estate Owned - Current Portion	Loans REO is a loan on a property that is owned by a licensee that was taken through foreclosure of a mortgage or trust deed and is usually put back on the market for sale. It is the liability portion of REO, at net realizable value (see line 20) and is only the current portion of the loan. If your company does not possess REO then nothing should be reported here.
47	Derivatives	Derivatives are any derivative investments/instruments utilized by the licensee that are required to be captured on the balance sheet as liabilities according to the provisions of FAS 133.
48	Long-Term Debt	Long-Term Debt is monies owed for a period exceeding one year. Examples are bonds payable and long-term notes payable. The major features of the debt (i.e., interest rate, maturity date) are disclosed in the financial statements, usually in footnotes. Long-term liabilities are distinguished from long-term debt because the former include obligations requiring the rendering of future services (e.g., unearned revenue).
49	Loans on Real Estate Owned - Long-Term Portion	Loans REO is a loan on a property that is owned by a licensee that was taken through foreclosure of a mortgage or trust deed and is usually put back on the market for sale. It is the liability portion of REO, at net realizable value (see line 20) and is only the Long-Term portion of the loan. If your company does not possess REO then nothing should be reported here.

Income Statement		
50	Retail Origination Fees	Retail Origination Fees is the income earned from retail loan production, including "points" and other borrower loan charges as defined by FAS 91. For example, origination fees consist of: a) Fees that are being charged to the borrower as prepaid interest or to reduce the loans nominal interest rate, such as interest buy-downs (explicit yield adjustments). b) Fees to reimburse the mortgagee for origination activities, such as: • evaluating the prospective borrowers financial condition; • evaluating and recording guarantees, collateral, and other security arrangements; • negotiating loan terms; • preparing and processing loan documents; and • closing the transaction. c) Other fees charged to the borrower that relate directly to making the loan (for example, fees that are paid to the mortgagee as compensation for granting a complex loan or agreeing to lend quickly). d) Fees that are not conditional on a loan being granted by the lender that receives the fee but are, in substance, implicit yield adjustments because a loan is granted at rates or terms that would have otherwise been considered absent the fee (for example, certain syndication fees).
51	Other Origination Income	Other Origination Income is retail loan origination income not yet included, such as fees collected from borrowers for credit reports, appraisals or special requirements such as photographs.
52	Correspondent and Brokers Fee Income	Is the origination fee income earned on loans acquired through correspondent and broker networks (if any).
53	Gross Interest Income	Gross Interest Income is the interest earned on loans held for sale, participation interests in loans, loans held for investment, and from other sources. The recognition of yield adjustment refers to fees collected during prior periods and recognized as income during the subject period.
54	Other Income (loss) Related to Lending Activities	Other Income is the total of all other lending activity related income not included above, including loan commitment fee income from expired and unexercised commitments. Nonrecurring, extraordinary income items are included. This line DOES NOT represent any income from mortgage banking activities. Mortgage banking activities primarily consist of two separate but interrelated activities: a) the origination or acquisition of mortgage loans and the sale of the loans to permanent investors (an enterprise that invest in mortgage loans for its own account); and b) the subsequent long-term servicing of the loans. Any income derived from the above-mentioned activities, as per FAS No. 65, is income from mortgage banking activities. Hence, any income from mortgage banking activities must not be included in this Other Income (Loss) Related to Lending Activities line.
55	Other Income (loss) not Related to Lending Activities	Is the total of all other income not related to lending activities.
56	Gains or Losses on sale of Property, Plant, and Equipment	Is the total of all other income related to the sale of PP & E.
57	Other Net Gains (loss)	Other Net Gains is the catch all line that reports any and all other gains or losses not yet reported.
58	Total Revenue	Summation of all the Income
<u>Expenses</u>		
Personnel Expenses:		
59	Wages - Mortgage Related Employees	Wages are the compensation for all personnel involved in - (1) the origination and servicing of income property loans, (2) retail single-family loan origination, wholesale loan production, warehousing, marketing, and selling, and (3) insurance sales, property management, real estate sales, and other employees such as the CEO, President, Treasurer or Comptroller.
60	Wages - Other Staff Employees	Wages are the compensation for all personnel including janitor, bookkeeper, payroll clerk...etc.

61	Payroll Taxes and Benefits	On a basic level payroll taxes are those taxes paid for social security and Medicare. Employees and employers share these taxes, with the employer deducting the employee share (one-half the total due) from wages/salaries, and the employer paying the other half. The employee tax rate for social security is 6.2% (amount withheld). The employer tax rate for social security is also 6.2% (12.4% total). The Social Security portion of the tax is capped each year. The employee tax rate for Medicare is 1.45% (amount withheld). The employer tax rate for Medicare tax is also 1.45% (2.9% total). There is no wage base limit for Medicare tax; all covered wages are subject to Medicare tax. This line also includes all other personnel expenses not included. For example, this includes profit-sharing plan contributions, pension program, group health and life insurance, and payroll taxes. It excludes marketing expenses.
Interest Expense		
62	Warehouse	The warehouse expense includes the interest expense incurred on borrowings to finance one-to-four-unit residential mortgage loans.
63	Other	Other interest expenses is all interest not yet included. For example, this includes the interest expense incurred on borrowings to finance income property loans.
Operating Expenses:		
64	Occupancy Expense	Occupancy Expense is the total occupancy expenses, such as rent, utilities and hazard insurance. It does not include depreciation.
65	Service Charges	Service Charges are the total non-personnel expenses associated with any charge that was a service.
66	Depreciation Expense	That portion of a tangible capital asset which is deemed to have been consumed or expired, and has thus become an expense. This line includes all depreciation and amortization expenses.
67	General and Administrative Expense (G & A)	General and Administrative expenses include any management, financial, and other expense, which is incurred by or allocated to a business unit and which is for the general management and administration of the business unit as a whole. G & A expense does not include those management expenses whose beneficial or causal relationship to cost objectives can be more directly measured by a base other than a cost input base representing the total activity of a business unit during a cost accounting period.
68	Other Operating Expenses	Any operating expenses not yet listed.
69	Retail Loan Origination Processing Expense	Retail Loan Origination Processing Expense includes all non-personnel expenses incurred for credit reports, appraisals, photographs, and all other outlays directly related to loan processing.
70	Correspondent and Broker Loan Acquisition Expense	Is the gross fees and related expenses incurred by the mortgagee for the acquisition of loan origination through correspondent and broker networks. It includes servicing release premiums paid by the mortgagee to acquire correspondent and brokered loans. It excludes personnel costs.
71	Provision for Loan Losses	Is the provision for losses on assets, such as REO, marketable securities, loans held for sale and off-balance sheet items.
Professional Fees:		
72	Legal Fees	Legal Fees are the fees to the legal entity/advocate for the retainer and resolution of legal issues.
73	Other Professional Fees	Other professional fees is any other fee not including any of the fees above.
74	Other Expenses	Any other fee or expense not recorded yet.
75	Net Operating Income before Extraordinary Item	Net Operating Income is revenues minus expenses including any extraordinary item.
76	Extraordinary Item	Extraordinary items are unusual and infrequent occurrence that must be explained to shareholders in an annual or quarterly report. Some examples: fire loss, write-off of a division, acquisition of another company, sale of a large amount of real estate, or uncovering of employee fraud that negatively affects the company's financial condition. Earnings are usually reported before and after taking into account the effects of extraordinary items.
77	Operating Income	Operating income is revenues minus expenses and extraordinary items

78	Income Tax Expense	The tax expense or (benefit) calculated according to the companies rates and that amount of income.
79	Net Income or (Loss)	Net income (loss) is income after considering Income Taxes and Non-recurring Items.
80	Net loan Administration Income	Is income earned in connection with servicing loans, such as servicing income received by the lender for processing the monthly principal, interest and escrow payments associated with a loan.
81	Net Marketing Gain (Loss) on Loans and Mortgage Backed Securities (MBS) Sold with Servicing Retained	Is the difference between the sales price and the carrying value of sales of MBS classified as trading securities sold with servicing retained and mortgages sold with servicing retained. The definition excludes any premium to buy option ("option premium").
82	Net Gain (Loss) on Sales of Servicing Rights	Is the net gain (loss) on sale of servicing rights sold in bulk. Servicing released premiums are to be reported in the Net Market Gain
83	Net Gain or (loss) from Servicing Valuations	Is the net gain (loss) associated with adjustment in the carrying value of the servicing portfolio. The definition includes impairment adjustments per FAS 125 (FASB Statement No. 140 supersedes FASB Statement No. 125 for entities with fiscal years beginning after December 15, 2000). It also includes gains from hedging.
84	Net Gain or (loss) on the Sale of Securities	is the net realized and unrealized gain (loss) on sale of debt and equity securities, including held-to-maturity, available-for-sale, and trading securities, but excluding mortgage backed securities held in conjunction with mortgage banking activities.
85	Net Gain or (loss) on the Sale of REO	Is the net gain (loss) on the sale of Real Estate Owned (REO)
86	FAS 133 Gain or (loss)	FAS 133 is all gains and losses incurred on the valuation of any derivative instruments recognized according to the provision of FAS 133.
87	Service Expenses for Foreclosures and REO	Is non-reimbursable expenses incurred during the foreclosure process or in connection with holding REO (such as maintenance fees, taxes, insurance, etc.) that were not reported in a provision for loss account.
88	Loan Administration Processing Expense	Includes all the servicing processing expenses.
89	Minority Interest	Minority Interest is the after-tax gain (loss) on nonrecurring items such as extraordinary items or discontinued operations.

Cash Flow Statement

Cash flow from Operating Activities

90	Net Income	Net income (loss) is Income after considering Income Taxes, Non-recurring Items and Minority Interest.
<u>Adjustments</u>		
91	Depreciation	That portion of a tangible capital asset which is deemed to have been consumed or expired, and has thus become an expense. This line includes all depreciation and amortization expenses.
92	Loss or (Gain)	Loss or (Gain) is the total loss/gain on the sale of assets, investments...etc.
93	Other Adjustments to Operating Activities	Includes any other non-cash inflows or outflows from operating activities not yet included.
<u>Decreases or (Increases)</u>		
94	Accounts Receivable	Accounts Receivable is money owed to the business resulting from the sale of goods or services.
95	Accounts Payable	Accounts Payable are obligations to suppliers of merchandise or of services purchased on open account (amount you owe to people).
96	Interest Payable	Interest Payable is interest owed and paid throughout the year.
97	Income Tax Payable	Income Tax Payable are taxes that are to be paid in the future when future taxable amounts become taxable.

- 98 Prepaid Expenses Prepaid Expenses is any and all expenses paid in advance, creating benefits beyond the current period including insurance, rent, and other payments in advance.
- 99 Other Decreases or (Increases) Other Decreases or (increases) includes any remaining cash inflows or outflows from operation.

Cash Flow from Investing Activities

- 100 Capital Expenditures Capital Expenditures is money spent to acquire or upgrade physical assets such as buildings and machinery.
- 101 Proceeds from Sale of Equipment Is all money received from selling any equipment.
- 102 Purchase of Securities Purchases of Securities include all the gain (loss) on sale of debt and equity securities, including held-to-maturity, available-for-sale, and trading securities, but excluding mortgage backed securities (MBS) held in conjunction with mortgage banking activities.
- 103 Proceeds from Sale of Investment Is all money received from selling an investment.
- 104 Other Cash Flow from Investing Activities Is any other cash inflows or outflows from investing activities.

Cash Flow from Financing Activities

- 105 Payment of Long term Debt Payment of long term debt is the amount paid within the last period. It could be in the form of a bank loan, mortgage bonds, debenture, or other obligations.
- 106 Other Cash Flow from Financing Activities Are other inflows and outflows from financing activities.
- 107 Undistributed Loss or (Earnings) of Affiliates Is the total undistributed loss (earnings) from business transactions of the operating activities.
- 108 Provision for Losses Provision for Losses is money set aside as provisions for losses on assets, includes such things as real estate owned (REO), marketable securities, loans held for sale, and off-balance sheet items as reported on the Income Statement and Equity.
- 109 Non-Recurring Items Non-Recurring items is the after-tax gain (loss) on nonrecurring items such as extraordinary items or discontinued operations.
- 110 Deferred Income Tax Provisions or (Benefits) This line includes the change in the Tax account from one period to the next.
- 111 Due from an Officer, Stockholder or related Entity Is the (increase) decrease in the amount due from an officer/stockholder of the mortgagee, or from a related entity.
- 112 Loans Held for sale Is the (increase) decrease in loans held for sale from the previous period.
- 113 Other Investing Activities Is the investing activities other than those identified above that are reasonably expected to be realized during the normal business cycle and can either decrease or increase depending on the activity.
- 114 Investment in subsidiary Is money loaned or given to one or all of the companies subsidiaries.
- 115 Proceeds from the Issuance of Debt Is money received in exchange for debt.
- 116 Proceeds from the Issuance of New Stock Is money received from the issuing new stock.
- 117 Purchase of Treasury Stock Is money used to buyback a company's own stock .
- 118 Dividends Paid Is money paid to stockholders in the form of a dividend.