

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

These release notes summarize the major enhancements for Release 2012.3 on July 23, 2012. Release 2012.3 is mainly comprised of enhancements to accommodate the disclosure of public state regulatory actions and Mortgage Call Report functionality. In addition, there are general enhancements that also make up the 2012.3 Release.

The summary includes three sections, the first covers changes that affect State Licensees, the second Federal Registrants and the third changes to NMLS Consumer Access.

To view a complete list of 2012.3 enhancements, please refer to the full [2012.3 Release Notes](#)

## I. State Licensees

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### Mortgage Call Report (MCR)

Extensive changes are being made to Mortgage Call Report functionality to: (i) establish new user roles to allow companies to more effectively manage their MCR filings; (ii) create new notifications to remind companies of MCR filing requirements; (iii) improve the data collection process for mortgage loan originator data by allowing for a file upload; (iv) provide a mechanism for companies to complete line of credit information once per filing; (v) update the MCR form to include new fields, correct calculations and update field names; (vi) implement new completeness checks and warnings to improve MCR data quality; and (vii) allow companies to fill non-applicable fields of the financial condition with zeros.

#### User Roles

Two new user roles will be created for MCR filings. The existing Create and Submit Mortgage Call Report Filings role will not change.

- View Mortgage Call Report Filings – This role will give the assigned user(s) the ability to view a read-only version of a pending MCR filing.
- Edit Mortgage Call Report Financial Condition Filings – This role will give the assigned user(s) the ability to edit and mark as Ready to Submit the FC component of a pending MCR filing.

#### Data Entry Process

- On both the standard and expanded RMLA a CSV upload option will be added to capture Mortgage Loan Originator data. The CSV upload option will be available in addition to the current manual entry and XML upload options.

#### Updated/Corrected Fields

- On both the standard and expanded RMLA, the label for AC070 will be changed from "Loans Originated" to "Loans Closed and Funded."

#### Updated/Corrected Calculations

- On the expanded FC, the "Roll forward of MSR Valuation Allowance" (A130T) will now be a calculated field rather than a data entry field. The calculation will be the sum of Balance at Beginning of Period (A130A) and Change in Valuation Allowance (A130B), where A130B can be a positive or negative value.
- On the expanded FC, the calculation for the Total Amortized MSRs, Net of Valuation Allowance, at End of Period (A140T) was corrected to be the Balance at End of Period (A120T) minus the Balance at End of Period (A130T).

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

- On the expanded FC, the calculation for the Total Gross Income (C800) mistakenly included the Total Interest Expense (C160). The calculation was correct. Subsequently, the Interest Expense section (C100-C160) will be moved below Total Goss Income on the form.
- On the expanded RMLA, the calculation for Residential Loans Sold (I409) mistakenly included Production Kept in Portfolio/Held for Investment (I403). The calculation was corrected.

## New Reporting Sections

The Lines of Credit (LOC) information that is submitted on both the standard and expanded RMLA filings will now be broken out into a new RMLA General form which will NOT be state specific. This new form will also include the ability for users to add general notes to the filing that are not state-specific. Subsequently, the LOC information will be removed from the state-specific RMLA forms. The RMLA General form will be required for companies that submit at least one RMLA filing.

## New Fields

- On the expanded FC, new data entry fields will be added to the Servicing-Related Non-Interest Income sub section of Schedule C. Residential Portfolio Management and All Other (\$) will be collected for the following items: Servicing Fees, Second Mortgages, Reverse Mortgages, Other (C510), Subservicing Fees Earned (including intercompany subservicing fees) (C520), Subservicing Fees Intra company Only (C530), and Late Fees and Other Ancillary Income (C540). The calculation for the Total Servicing-Related Non-Interest Income (C650) will also be updated to include these new values.
- Data entry fields and calculations that are available on the expanded FC will be made available on the standard FC to allow for a calculation of the Total Gross Income:
  - New data entry fields:
    - Other Secondary Marketing Gains/(Losses) (C440)
    - Other Servicing-Related Income (C640)
    - Other Non-Interest Income (C770)
  - New calculated fields:
    - Net Secondary Marketing Income Gain/(Loss) on Sale (C450)
    - Total Servicing-Related Non-Interest Income (C650)
    - Total Other Non-Interest Income (C780)
    - Total Gross Income (C800)
- On both the standard and expanded FC, a text field will be added to allow companies to submit notes with the filing.
- On both the standard and expanded RMLA, the application data section will be expanded to include Pre-Approval data. Companies will be able to provide line AC062 – Pre-Approval Requests Denied and line AC064 – Pre-Approval Requests Approved but not Accepted.
- On both the standard and expanded RMLA, sub totals were added to the various groupings within the Closed Loan Data section.
- On both the standard and expanded RMLA, line AC810 – Other was added as a purpose for a Reverse Mortgage/HECM.
- On both the standard and expanded RMLA, line AC1100 was added to collect the “Gross Revenue from Operations.” This field will be located within the new Revenue Data section.

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

## New Warnings/Completeness Checks

- On both the standard and expanded FC, a completeness check will be added to verify that the balance sheet balances.
- On both the standard and expanded FC, a data warning will be added to verify that the income figure used on the balance sheet to increase/decrease capital accounts is equal to the Net Income/(Loss) after Corporate Allocations and Minority Interest (D600).
- On both the standard and expanded RMLA, in the Application Data section, a completeness check will be added to verify that the total amount of loan applications is greater than the count, except when they are both zero.
- On both the standard and expanded RMLA, a completeness check will be added to verify that the data entered for closed loans is consistent across the sub-categories. Closed loans are reported by four sub-categories: Loan Type, Property Type, Purpose of Loan or Application, and Lien Status. The total amounts and counts entered within these sub-categories should match; the system will now produce a warning if there is a mismatch.
- On both the standard and expanded RMLA, a completeness check will be added to verify that the data entered in the three sections for Loans Originated (Application Data, Closed Loan Data, and Mortgage Loan Originator Data) are consistent. The total amounts and counts entered within these categories should match; the system will now produce a warning if there is a mismatch.
- On all filings (E-FC, S-FC, E-RMLA, and S-RMLA) a completeness check will be added to not allow the explanatory notes field to be left blank when a data warning exists.

NOTE: Data Warnings will not prevent submission of a FC, however, users must acknowledge that the warnings exist prior the marking a FC as 'Ready to Submit.'

## Notifications

- There will be a new notification subscription available to companies: MCR Filing Required. Users who subscribe to this set of notifications will receive up to 4 different emails. The notifications are as follows:
  - Standard Financial Condition (S-FC) Filing Required – Sent at the end of the Fiscal Year for companies required to submit the S-FC.
  - REMINDER: Standard Financial Condition (S-FC) Filing Required – Sent 30 days prior to the S-FC due date.
  - Mortgage Call Report (MCR) Filing Required – Sent at the end of the Calendar Quarter for all companies required to submit the E-FC and E-RMLA or S-RMLA.
  - REMINDER: Mortgage Call Report (MCR) Filing Required - Sent 15 days prior to the MCR due date.

## Miscellaneous

- On both the standard and expanded FC a button will be added to the bottom of the page to allow users to fill in zeros in null fields.
- Timestamp is being added to Last Updated Date on the Mortgage Call Reports page.
- Total fields in the mortgage call report filing will now be right justified.
- When a filing is created more than 60 days ago, a message is displayed at the top of the filing to alert the individual to review the content and to make sure that the information is up-to-date. This message should be suppressed for MCR filings because it is not out of the ordinary for pending MCR filings to exist for more than 60 days.

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

## *Additional Enhancements*

### **Login Self Help**

Enhancements to: (i) allow certain users to self-enable when their account has been disabled due to inactivity, (ii) reduce number of failed login attempts prior to locking user account; (iii) send notification to user when Password is changed; (iv) delete dormant accounts.

- Self-Re-enablement - NMLS will allow certain users whose accounts were disabled due to inactivity to re-enable their accounts by verifying certain information through NMLS. After the disabled user provides the accurate user name and password, they will be prompted to verify their SSN/EIN and Security Question Answer. Failure to verify the information will cause the user account to be locked and a notification to be sent to the e-mail address associated to the account. This enhancement is expected to enhance user experience of the system by eliminating the need to call the NMLS Call Center and heighten security through automated notification for failed attempts to re-enable the user account. This functionality will be available to company/institution account administrators and individual users. Organization users still need to contact their account administrator to have their account re-enabled.
- Self-Enable Emails - A user will receive an email at the address associated to the user account if there is unsuccessful attempt to re-enable their user account. All Account Administrator users for a company/institution will receive an email when an Account Administrator re-enables his/her user account.
- Failed Login Attempts - Failed login attempts allowed prior to locking the user account were reduced from 5 attempts to 3 attempts.
- Password Changed Email - To increase system security, notification will be sent to the email address associated to a user account if the password has been changed. If the password was changed without the user's knowledge, the user is directed to contact the call center.

### **Notifications/Emails**

The text for many system notifications and emails will be updated to provide better guidance to the recipient. In addition, emails/notifications related to State Regulatory Actions, Test Enrollment Windows, Mortgage Call Reports and User Accounts/Records were updated or introduced.

#### Existing System Emails

- Public State Regulatory Actions - Notifications regarding public state regulatory actions associated to individual records were updated to consider MU2 Associations. Company users subscribed to the following notifications will now receive information regarding SRAs associated to relevant MU2 records: Individual Added as a Respondent to a Public SRA and/or Public SRA with Individual Respondent Updated (nightly)
- Test Enrollment Window Expiration - New notifications were created to notify individuals and companies with access to the individual's record 30 days before a test enrollment window is scheduled to expire when no results have been posted to NMLS. Individuals will automatically receive this notification. For companies, this notification is being added to the Enrollment Window Closed or Expired (No Test Results) and the subscription name is being updated to Test Enrollment Window Expiration. Company users subscribed to the Enrollment Window Closed or Expired (No Test Results) will receive these new notifications.
- Mortgage Call Reports - There will be a new notification subscription available to companies: MCR Filing Required. Users who subscribe to this set of notifications will receive up to 4

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

different emails. These reminder notifications will be sent by NMLS based on the company's MCR filing requirements and fiscal year end date or the end of a calendar quarter. See the Mortgage Call Report (MCR) section above for further details. These notifications will be sent to Account Administrators until notification subscriptions for other company users are updated to include this subscription.

- Financial Statement Subscription Updates - With the introduction of MCR notifications, the existing Financial Statement subscription names are being updated for clarity as follows: Fiscal Year End 90 Days Remaining to Fiscal Year End 90 Days Remaining for Financial Statement Requirement and Fiscal Year End 15 Days Remaining to Fiscal Year End 15 Days Remaining for Financial Statement Requirement. All users currently subscribed to these notifications will continue to receive these notifications after the release.

## New System Emails

- Emails will be generated to the email address associated to a user account when:
  - The password associated to the user account is changed.
  - An attempt to self-enable the user account is unsuccessful.
  - An Account Administrator user account is re-enabled. (Sent to all Account Administrators for the company/institution.)
  - The record associated to the user account will become dormant in 30 days and will be deleted. For company/branch/institution records, this email will be sent to all account administrators.
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## **Test Enrollment**

The test enrollment wizard is being updated to allow user to select the national test without first selecting a state.

## **Composite Company snapshot**

A Snapshot will be created for Company information in Composite View. Company users can view their Company Snapshot, which includes, as selected:

- Identifying Information
- Other Trade Names
- License/Registration Information
- Control Persons and Qualifying Individuals
- MCR Filing Summary (lists filings submitted for filing periods with end dates within the past 18 months)

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

- Financial Statement Filing Summary (lists filings submitted for filing periods with end dates within the past 18 months)
- State Regulatory Actions

## Payment Processing

- **Payment Processor Replacement:** The NMLS payment processor will be changed. This change will be transparent to the end user. However, users are encouraged to review and provide the [new payment processor information](#) to the users' financial institution if pre-authorization is required in advance of making an ACH payment.
- **Payment Confirmation**  
A payment confirmation step is being reintroduced with this release. A confirmation page will be displayed prior to the payment submission page.

## Display Name and NMLS ID on each section of the historical filing print screen

Name and NMLS ID is being added to each page of the print view for all form types in NMLS to more easily identify the entity relevant to the information when printed.

## Redesign of the Individual Pending Filings Page

The Individual Pending Filings page is being redesigned to make it more user friendly for the individual. Changes include addition of navigation buttons, reorganization of content, and updated text.

## NMLS Resource Center Link Visibility

To enhance accessibility to the NMLS Resource Center from within NMLS:

- A link is being added to NMLS logo in the banner.
- A Resource Center button will now display in the upper right corner of NMLS.

## Navigational text changes

The text on most pages relevant to a Company, Individual and Regulator users is being updated to assist with navigation through the system. Approximately 200 pages of text were updated.

## Composite Testing and Education information not to be viewable by Federal Institution

Federal Institutions will no longer have access to the Testing and Education Data for their mortgage loan originators in the State Composite View.

# II. Federal Registrants

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## Notifications/Emails

The text for many system notifications and emails will be updated to provide better guidance to the recipient. In addition, emails/notifications related to State Regulatory Actions, User Accounts/Records were updated or introduced.

### New System Emails

- New State Regulatory Action (SRA) Notifications (Federal Context) - Notifications were created to notify federal institutions (i) when a public state regulatory action is posted against the

# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

institution's record and/or a mortgage loan originator record the institution has access to and (ii) when a currently posted SRA is updated. These notifications will be sent to Account Administrators for federal institutions until notification subscriptions for other institution users are updated to include the following:

- Company Added as a Respondent to a Public SRA and/or Public SRA with Company Respondent Updated (nightly)
- Individual Added as a Respondent to a Public SRA and/or Public SRA with Individual Respondent Updated (nightly)
- Emails will be generated to the email address associated to a user account when:
  - The password associated to the user account is changed.
  - An attempt to self-enable the user account is unsuccessful.
  - An Account Administrator user account is re-enabled. (Sent to all Account Administrators for the company/institution.)
  - The record associated to the user account will become dormant in 30 days and will be deleted. For company/branch/institution records, this email will be sent to all account administrators.
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# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

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## Reports

### New MU4R Report for Institutions

A report containing the MU4R filing data for an institution's MLOs in electronic format will now be available under the Reports tab in NMLS. The additional filing information is being provided to assist institutions in validating the information in their systems on a regular basis.

## III. Consumer Access

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Consumer Access will be enhanced to support data changes resulting from the expansion effort regarding licensees in industries other than mortgage, incorporate public state regulatory action information, as well as enhancements for the display of licensee information.

### State Licensee Updates:

#### Company

- The number of Sponsored MLOs for a company will display under the company detail section.
- All Branch Locations are hidden. Users must click the View All Branches button on the company detail section to view branches. By default, only active licenses/registrations are visible. Users must click the View All button to view all active and inactive licenses/registrations.
- In the State Licenses/Registrations and State Regulatory Actions sections the Regulator name will link directly to the state agency website.
- A State Regulatory Actions Indicator has been added to the company details section. When selected, public information on the regulatory action(s) will display.

#### Branch

- By default, only active branches are visible. Users must select the Include Inactive Locations checkbox to view all active and inactive branch locations.
- The "Authorized to Conduct Business" column was replaced with the "States Licensed In" column. This new column will display the number of states in which a branch location has an active license/registration.

#### Individual

- The Authorized to Represent and Engaged in other business responses have been moved to the employment section.
- By default, all employment will be hidden. Users can click the View Self Reported Employment History button to view the employment history.
- By default, only active licenses/registrations are visible. Users must click the View All button to view all active and inactive licenses/registrations.
- In the State Licenses/Registrations and State Regulatory Actions sections the Regulator name will link directly to the state agency website.
- A State Regulatory Actions Indicator has been added to the individual details section. When selected, public information on the regulatory action(s) will display.



# NMLS Release 2012.3 – Release Notes Summary

Release Date: July 23, 2012

## Federal Registrant Updates:

### Individual

- In the Federal Registration section, when the user clicks the View Details link, the federal agency link will link directly to the federal agency page specified by the agency.
- A State Regulatory Actions Indicator has been added to the individual details section. This section will only display for federally registered MLOs if there is a public state regulatory action posted against them. When selected, public information on the regulatory action(s) will display.

#### **Note:**

Unidentifiable Companies and Unlicensed Companies listed as respondents and/or Unidentifiable Individuals and Unlicensed/Unregistered Individuals to state regulatory actions will appear in Consumer Access, along with relevant public state regulatory action information.

To view a complete list of 2012.3 enhancements, please refer to the full [2012.3 Release Notes](#)