



## Description



### MICHIGAN 1<sup>st</sup> MORTGAGE BROKER/LENDER/SERVICER LICENSE

#### Who is required to have this license?

Any sole proprietor or company who, directly or indirectly, services or offers to service mortgage loans. "Service" means the collection or remittance, or the right or obligation to collect or remit, for a lender, noteowner, noteholder, mortgage servicer, or the licensee's or registrant's own account of 4 or more installment payments of the principal, interest, or an amount placed in escrow under a mortgage loan, mortgage servicing agreement, or an agreement with the mortgagor.

Any sole proprietor or company may apply for and obtain a 1<sup>st</sup> mortgage broker, lender, and servicer license and receive authority to conduct 1<sup>st</sup> lien mortgage broker, lender, and servicer activities even if the sole proprietor or company will not actively conduct each authorized activity.

1<sup>st</sup> lien mortgage loan means a loan secured by a 1<sup>st</sup> lien position mortgage on real property located in Michigan and used, or improved for use, as a dwelling and designed for occupancy by 4 or fewer families or a land contract covering real property located in this state used, or improved for use, as a dwelling and designed for occupancy by 4 or fewer families.

#### Who does not need this license?

- An individual who is licensed as a 1<sup>st</sup> lien mortgage loan originator and is an exclusive employee or agent of a non-depository financial institution or an exclusive employee or agent of a subsidiary of a non-depository financial institution.
- Any sole proprietor or company who is licensed/registered as a 1<sup>st</sup> lien mortgage broker only, does not close 1<sup>st</sup> lien mortgage loans in its own or assumed name, or service 1<sup>st</sup> lien mortgage loans.
- Any sole proprietor or company who solely brokers or makes or services a subordinate mortgage loan (See 2<sup>nd</sup> Mortgage Broker, Lender, and Servicer License/Registration).
- A state or nationally chartered bank, a state or federally chartered savings and loan association, savings bank, or credit union, or an entity of the federally chartered farm credit system (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).
- An entity that is an FHLMC approved seller or servicer (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).
- An entity that is an FNMA approved seller or servicer (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).
- An entity that is a GNMA approved issuer or servicer (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).
- Is a real estate broker or real estate salesperson licensed under article 25 of the occupational code, 1980 PA 299, MCL 339.2501 to 339.2518, who acts as a 1<sup>st</sup> lien mortgage broker for not more than 1 licensee or 1 registrant (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).
- Is a real estate broker or real estate salesperson licensed under article 25 of the occupational code, 1980 PA 299, MCL 339.2501 to 339.2518, who acts as a 1<sup>st</sup> lien mortgage broker, 1<sup>st</sup> lien mortgage lender, or 1<sup>st</sup> lien mortgage servicer only in connection with real estate sales in which the real estate broker or salesperson affiliated with the real estate broker is engaged and who

receives for those services additional compensation beyond the customary commission on real estate sales (See 1<sup>st</sup> Mortgage Broker, Lender, and Servicer Registration).

- Is an entity that is a subsidiary or affiliate of a depository financial institution or a depository financial institution holding company if the depository institution does not maintain a main office or a branch office in Michigan.
- Any sole proprietor or company who brokers home improvement contracts under the home improvement finance act, 1965 PA 332, MCL 445.1101 to 445.1431.
- A salesperson acting as an agent for a residential builder or residential maintenance and alteration contractor, or a residential builder or residential maintenance and alteration contractor licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412, if a 1<sup>st</sup> lien mortgage is made or negotiated in connection with the sale or financing of a residential structure or improvement constructed or improved by that residential builder or residential maintenance and alteration contractor.
- Agencies or corporate instrumentalities of the United States and of this state and its political subdivisions, including the public employees' retirement system.
- A mortgage servicer that in the aggregate with any affiliates services 10 or fewer mortgage loans in a 12-month period from January 1 to December 31.
- An individual licensed to practice law in this state and not engaged in the business of negotiating loans secured by real property, if the individual renders services in the course of his or her practice as an attorney-at-law.
- A person who makes 1<sup>st</sup> lien mortgage loans exclusively for the benefit of employees of that person if the proceeds of the loan are used to assist the employee in meeting his or her housing needs.
- A person acting as a fiduciary with respect to any employee pension benefit plan qualified under the internal revenue code who makes 1<sup>st</sup> lien mortgage loans solely to plan participants from plan assets.
- A 1<sup>st</sup> lien mortgage broker, 1<sup>st</sup> lien mortgage lender, or a 1<sup>st</sup> lien mortgage servicer that is a subsidiary or affiliate of a depository financial institution or a subsidiary or affiliate of a holding company of a depository financial institution, if the depository financial institution maintains its main office or a branch office in Michigan.
- A nonprofit corporation that makes, brokers, or services 1<sup>st</sup> lien mortgage loans in connection with a neighborhood housing program assisted under the neighborhood reinvestment corporation act, 42 USC 8101 to 8107.

#### **Pre-requisites for license applications**

- Minimum Net worth: \$100,000
- Bond amount: \$125,000
- Criminal background check: Yes
- Credit check: Yes
- Experience: Yes
- Testing: N/A
- Education: N/A

**WHO TO CONTACT** – Contact Consumer Finance Section via phone at (877) 999-6442 or send your questions via e-mail to [difs-fin-info@michigan.gov](mailto:difs-fin-info@michigan.gov) for additional assistance.

THE APPLICANT/LICENSEE/REGISTRANT IS FULLY RESPONSIBLE FOR ALL OF THE REQUIREMENTS OF THE LICENSE OR REGISTRATION FOR WHICH THEY ARE APPLYING. THE JURISDICTION SPECIFIC REQUIREMENTS CONTAINED HEREIN ARE FOR GUIDANCE ONLY TO FACILITATE APPLICATION THROUGH THE NMLS. SHOULD YOU HAVE QUESTIONS, PLEASE CONSULT LEGAL COUNSEL.