



Nationwide Mortgage Licensing System and Registry

The Mortgage Loan Originator (MLO) Testing Handbook

September, 2009

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The MLO Testing Handbook is intended to be an interactive guide that contains clickable links to Websites referenced throughout the book. If you are unable to link to the different Websites, please refer to the glossary of URLs for complete Website addresses.

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1.1 Overview

On July 30, 2008, the President of the United States signed into law the Housing and Economic Recovery Act of 2008. Title V of the Act, entitled The Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (S.A.F.E. Mortgage Licensing Act), recognizes and builds on states' efforts to enhance consumer protection, and reduce fraud, by requiring ALL mortgage loan originators to be either state-licensed or federally registered. Under the S.A.F.E. Mortgage Licensing Act, all states must implement a Mortgage Loan Originator (MLO) licensing process that meets certain standards through the Nationwide Mortgage Licensing System & Registry (NMLS). The Act requires all MLOs seeking state-licensure, or currently holding a state license, to pass the NMLS-developed S.A.F.E. Mortgage Loan Originator Test, including both national and state components, with a score of 75% or better on each component.

The Nationwide Mortgage Licensing System & Registry (NMLS) has an NMLS Resource Center available to companies, regulators and individuals to provide information and guidance on state participation, testing, pre-licensing and continuing education, and system-related updates. In addition to reviewing this MLO Testing Handbook, it is recommended that candidates visit the [NMLS Resource Center](#) for more information.

1.2 Test Availability

The national component and first group of state components are expected to be available starting July 30, 2009. Other state components will be available as identified in the Test Availability Schedule on the [NMLS Testing Page](#). All state components are scheduled to be available no later than December 31, 2010.



2.1 Test Components

The S.A.F.E. Mortgage Loan Originator Test consists of two component types:

1. National and
2. State-Specific

The National Component of the S.A.F.E. Mortgage Loan Originator Test consists of one hundred (100) test questions: ninety (90) operational (scored), and ten pre-test (not scored). The test time will be one hundred fifty (150) minutes, with an additional thirty (30) minutes for completing a tutorial and an optional candidate survey.

Note: The ten pre-test (un-scored) questions appearing on the National Component and each State Specific Component do not affect the candidate's score or the pass/fail result. These pre-test questions are being pilot tested for future use. Once these pre-test questions are tested on a sufficiently large sample of candidates, these questions will be reviewed to determine if they meet appropriate test standards to be considered for use as scored test questions on future NMLS tests. The pre-test questions appear on the test in random order. The candidate will not know which questions are pre-test and which questions are scored.

Each State-Specific Component of the S.A.F.E. Mortgage Loan Originator Test consists of forty-five (45) to fifty-five (55) operational test questions (scored) with an additional ten (10) pre-test (not scored) test questions. The exact number of scored test questions for each state test is listed in the state's test content outline. The test time will be ninety (90) minutes with an additional thirty (30) minutes for completing a tutorial and an optional candidate survey.

Test outlines for both National and State Components of the S.A.F.E. Mortgage Loan

2.2 Overview of Testing Process

To take an MLO test, an individual must:

1. Have or create an account in NMLS.
All individuals seeking an MLO license are required to have or create an account in NMLS prior to enrolling for a test. Click [here](#) to access the Create an Individual Account Quick Guide for instructions on how to create an account in NMLS.
2. Enroll for the appropriate MLO National and/or State test in NMLS.
A test enrollment may be requested by the individual directly or by any company with access to the individual's NMLS record.

NOTE: The individual or company requesting the test enrollment must wait for an email confirmation before attempting to proceed with step 4 (scheduling the appointment).

3. Study for the test.

Content Outlines for the National and State tests are available on the [NMLS Testing Page](#). Sample test questions can be found in the [Appendix](#).

4. Schedule an appointment at a test center.

An appointment can be scheduled online or by telephone. Tests are administered at nearly five hundred locations operated by Pearson VUE or Prometric. Access the NMLS Resource Center to find a test center nearest you.

5. Arrive at the test center.

Individuals should arrive thirty (30) minutes prior to the scheduled appointment with a current (non-expired) government-issued identification that includes the candidate's photo and signature.

NOTE: While the S.A.F.E. Act does not require MLOs to complete their pre-licensure education prior to scheduling and taking a test, pre-licensure education classes can be helpful if used as part of an MLO's preparation strategy. Access the [NMLS Education Page](#) for more information regarding approved course providers and classes.

2.3 Contact Information

For questions concerning NMLS and tests being administered, please contact the NMLS Call Center at (240) 386-4444 or visit the [NMLS Testing Page](#) of the NMLS Resource Center.

For information on the S.A.F.E. Mortgage Licensing Act, visit the [NMLS Resource Center](#).

For information regarding participating states, including state-specific S.A.F.E. testing and education requirements, please refer to the jurisdiction specific pages in the [State Licensing Resources](#) section of the NMLS Resource Center.

For test scheduling information, please contact one of the test vendors Pearson VUE or Prometric online, or by telephone:

Pearson VUE	www.pearsonvue.com/nmls	1-866-994-6657
Prometric	www.prometric.com/nmls	1-877-671-6657



Chapter Three: Enrollment Procedures (NMLS)

3.1 Create an NMLS User Account

An MLO must have or establish an individual NMLS user account before a test enrollment can be requested. Click [here](#) to access the “Create an Individual Account” Quick Guide for step-by-step instructions on creating an individual account in NMLS. The email address provided in connection with the creation of the individual NMLS user account is used by NMLS to send email notifications to the individual related to test enrollments and test results.

3.2 Test Enrollment

Prior to scheduling an appointment to take a S.A.F.E. national or state test component at a test center, a test enrollment must be requested and paid for in NMLS. Test enrollments can be requested by an individual MLO directly, or by any company with access to the MLO’s NMLS record. The individual test enrollment process allows the MLO to identify the jurisdiction(s) where he/she is licensed or plans to seek licensure, and select the national test or one or more state tests required by the jurisdiction(s) for test enrollment. Company users have two options to assist with test enrollment for their MLOs. Companies can identify a single national or state test and select multiple MLOs for test enrollment, or companies can identify a single MLO and select multiple tests for test enrollment. Prior to submission of test enrollment requests, the requestor is required to pay all associated test fees through NMLS.

The Test Enrollment functions can be found under the Professional Requirements tab in NMLS. Click [here](#) and select the “Log into NMLS” button in the upper right-hand corner of the page to access the login page for NMLS. Individuals can click [here](#) to access a Test Enrollment Quick Guide providing step-by-step instructions to complete the test enrollment process. Company users can click [here](#) to access a Test Enrollment Quick Guide for the Company test enrollment process.

3.3 Test Fees

Payments are NOT accepted at the test center. Test fees must be paid as part of the NMLS enrollment process, at the time the enrollment is submitted. For a listing of current test fees, please visit the [NMLS Testing Page](#).

Test enrollment fees are non-refundable and non-transferable. If a test enrollment window is closed for any reason prior to the candidate taking the related test, a new test enrollment window must be requested and paid for prior to the candidate scheduling and taking the test.

3.4 Test Enrollment Window

Once a test enrollment request and payment have been submitted and processed by NMLS, a one hundred eighty (180) day test enrollment window is opened, in which, the test candidate is required to schedule and take the test. Failure to take the test within one hundred eighty (180) days will result in closure of the test enrollment window.

In most circumstances the enrollment window will open with a start date on the date of the request. However, in certain instances, the start date of the enrollment window may be a future date. This will occur if the selected test is available for scheduling, but is not yet being administered. In this case, the enrollment window start date will be the first date the test is offered. In addition, the start date of the enrollment window for a candidate who has a failed attempt for the selected test will be the first date after the required waiting period.



Chapter Four: Schedule a Test Appointment

4.1 Schedule an Appointment

To schedule a test appointment, contact either test vendor: Pearson VUE or Prometric. A consolidated list of test centers within each jurisdiction (Test Center Location Listing) is available on the [NMLS Testing Page](#). Candidates can use the listing to determine which test vendor has a test center convenient to the candidate's home or business.

Prior to scheduling an appointment, a candidate or company must have the following:

- Candidate's legal name (as it appears on the NMLS account), address, and daytime telephone number (Click [here](#) to access the "Create an Individual Account" Quick Guide for step-by-step instructions on creating an individual account in NMLS)
- Candidate's NMLS Individual ID (assigned when account is created on NMLS)
- The name of the test(s) for which enrollment windows have been opened in NMLS
- The preferred test date(s) and test center location

Appointments can be scheduled online or by telephone (see sections 4.2 and 4.3 below).

4.2 Online Reservations

Online scheduling is available 24 hours a day, 7 days a week, and can be made by visiting either the [Pearson VUE](#) or the [Prometric](#) Website.

NOTE: Prior to scheduling an appointment online with Pearson VUE, first-time users must create an account and will be asked to provide their name, email address, and phone number, as well as a personal password. Candidates will be prompted with step-by-step instructions on completing the online *Reservation Request Form*. Click [here](#) to access the Create a Web Profile page on the Pearson VUE site. Candidates will receive a check-in code immediately upon submitting the requested information.

Candidate's requiring a special accommodation(s) must obtain approval from NMLS prior to the scheduling of a test. For further information, please see the [Special Accommodation](#) chapter in this handbook.

Once an appointment request has been submitted through either test vendor, Pearson VUE or Prometric will send a confirmation via email with the examination date, time, and location.

4.3 Telephone Reservations

To make a reservation by telephone, contact either Pearson VUE or Prometric. A scheduling representative will assist candidates in selecting a convenient test date and location, and will also answer questions regarding test center policies. Once an appointment is successfully scheduled, the scheduling representative will ask for a valid e-mail address so that a confirmation letter containing the requested date, time, and test center directions is sent via email.

Pearson Professional Centers:

PEARSON VUE CALL CENTER HOURS (1-866-994-6657)	
Monday – Friday	8a.m. - 8p.m., ET
Saturday	None
Sunday	None

Prometric Test Centers:

PROMETRIC CALL CENTER HOURS (1-877-671-6657)	
Monday – Friday	8 a.m. – 8 p.m., ET
Saturday	None
Sunday	None

4.4 Group Appointment Procedures

If a company has several mortgage loan originators who need to take a test, a company representative can use the bulk reservation tools provided by Pearson VUE and/or Prometric. The group appointment tool is not available for use by individual MLO candidates.

A Group Appointment is defined as five or more candidates scheduled for the same test, on the same date, at the same test center location.

Visit the [Pearson VUE](#) or [Prometric](#) Website for information on how to schedule Group Appointments for the selected location.

The Group Appointment scheduling tool allows advanced holding and booking of seats. The company representative will reserve a block of seats with the test vendor. The representative must match the reserved seats to valid enrollments in NMLS. If any seats within that reserved block remain un-matched, by the established deadline, the test vendor will release those seats to other individuals wishing to schedule appointments at that time. There are no exceptions to the requirement to match the reserved seats to valid enrollments in NMLS.

NOTE: Each candidate's name and NMLS Individual ID number must be the same as they appear on their NMLS account.

4.5 Holiday Schedule

The following holidays will be observed by all test center locations:

New Year's Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

To the extent certain test center locations observe other state or local holidays, such dates will not be available for selection when scheduling a test at those centers.



Chapter Five: Appointment Cancellation and Rescheduling

5.1 Appointment Changes

Candidates are issued a confirmation number by Pearson VUE or Prometric upon scheduling a test appointment. Candidates can use this confirmation number to contact their test vendor via the vendor's call center or website to cancel or reschedule their appointment.

NMLS policy requires candidates to cancel or reschedule their test no later than 12 p.m. local time (at the location where the test is being taken), two business days prior to the scheduled appointment. Candidates must adhere to the following schedule for rescheduling/cancelling a test appointment.

Appointment scheduled for:	Must be cancelled or rescheduled no later than 12 p.m. local time on:
Sunday, Monday	Thursday of the preceding week
Tuesday	Friday of the preceding week
Wednesday	Monday of the same week
Thursday	Tuesday of the same week
Friday	Wednesday of the same week
Saturday	Thursday of the same week

If a holiday occurs during the normal cancellation/reschedule period, this schedule adjusts to define "timely cancellation" as one day earlier than stated above.

Test enrollment fees are non-refundable and non-transferable. Failure to follow the cancellation/reschedule policy or failure to show up for a scheduled test will result in the test enrollment window being closed. A candidate must request and pay for a new enrollment window prior to scheduling a new test appointment.

5.2 Weather Delays and Related Cancellations

The test centers will make all possible efforts to remain open for scheduled appointments, without risking the health and safety of staff and candidates. In the event that a test center is unable to open, a member of the test center staff will contact the candidate to notify them of the need to reschedule their appointment without penalty.

If the test center opens late, or must close early, and the candidate has waited at least thirty minutes, the candidate can choose to either:

1. Stay and take the test with their full allotment of time, OR
2. Reschedule the appointment without penalty.



6.1 Request an Accommodation

In compliance with the provisions of the Americans with Disabilities Act (ADA), reasonable testing accommodations with modifications and aids will be provided to candidates with documented disabilities.

To apply for reasonable testing accommodations, the company or candidate must submit the following two forms to the Special Accommodations team:

1. Special Accommodations Eligibility Questionnaire - This form resides on the [NMLS Resource Center](#) Website and must be submitted each time a new Special Accommodation request is made.
2. Special Accommodations Verification Request Form - This form resides on the [NMLS Resource Center](#) Website, and must be submitted for all initial accommodation requests, and resubmitted if any previously unrequested accommodations are being requested, or a different (new) disability is to be considered.

Additional information, such as, clinical diagnostic data may be requested in order to clarify the nature of the disability and the testing need. Data should be no more than five years old, and must confirm the diagnosis of the disability. Documentation must also establish the candidate's current functioning and need for a reasonable testing accommodation.

The candidate is responsible for the cost of providing the documentation of the disability; however, there is no cost to the candidate for any modifications or auxiliary aids or services during or associated with the test administration.

NOTE: Candidates must submit the required form(s) to the Special Accommodations team at the address listed on the form(s). All documentation and forms submitted are confidential and will not be returned after submission to NMLS. Information contained in these documents will be used solely for the determination of special testing accommodations.

The Special Accommodations team considers and processes all requests for a reasonable testing accommodation and/or modification to standard testing conditions in accordance with the ADA. The Special Accommodations team works closely with the test delivery vendors to ensure proper compliance in providing any approved reasonable testing accommodation. All reasonable efforts will be made to render a decision on accommodation requests within five (5) business days.

A reasonable testing accommodation and/or modification may include, but is not limited to:

- additional testing time
- a reader or recorder
- a large print test booklet
- a paper and pencil test
- a sign language interpreter
- special equipment
- modified facilities

Once NMLS has made a decision, the candidate is sent a written confirmation of the approval or denial of the request. If additional documentation is required, the request will remain in a pending status for a period of thirty (30) days. If required documentation is not provided within the thirty day period, the candidate must reapply.



7.1 What to Bring

All candidates must bring one form of a current (non-expired) government-issued identification that includes the candidate's photo and signature.

Acceptable forms of candidate identification include but are not limited to:

- Government-Issued Driver's License
- Passport
- Military ID
- Police ID
- Firearm Owner's Registration ID
- Alien Registration Card (green card, permanent resident visa)

At check-in, the Test Center Administrator (TCA) will verify that the identification presented matches the name in the test appointment system. Therefore, it is imperative that candidates who have changed their names provide the TCA with official written documentation of the change (e.g. a marriage license, divorce decree, or other official form of documentation).

Candidates must use their legal name as it appears on their NMLS account when scheduling a test. The name on the appointment must match the candidate's identification.

Candidates who do not present the required items will be denied admission to the test center and considered absent, resulting in closure of their enrollment window.

7.2 Test Procedures

- Candidates should report to the test center thirty minutes prior to their scheduled appointment, and check in with the TCA.
- Upon arrival at Pearson VUE test centers, candidates are photographed and a digital capture of their palm print is taken for entry and re-entry purposes. Upon arrival at Prometric test centers, candidates are only photographed.
- After the check-in process is complete, the TCA will provide scratch paper and a basic calculator. Personal calculators will not be permitted. In the event that the test center does not have a calculator available, candidates have the right to reschedule the appointment at the test vendor's expense. The scratch paper and calculator (if provided) must be returned to the TCA before exiting the test center.

7.3 NMLS Rules of Conduct

Prior to the start of a test, candidates are required to review and electronically accept the NMLS Rules of Conduct.

The NMLS Rules of Conduct verify that candidates understand and acknowledge the rules of conduct that must be followed while testing is being completed. The candidates must read and agree to the rules before they are permitted to start their test.

If candidates do not accept the NMLS Rules of Conduct they will not be allowed to begin the test.

If candidates do not follow the NMLS Rules of Conduct and are caught cheating and/or are suspected of tampering with the test, they will be reported to NMLS and the appropriate action will be taken. The test fee will not be refunded, the test may be determined invalid, and/or the appropriate authority may take further action on the license.

7.4 Navigational Tutorial

Candidates are required to complete a navigational tutorial prior to beginning a test. Candidates may repeat the tutorial as needed until they are comfortable with the general navigation used during testing. Any time spent in the navigation tutorial does not reduce the overall test time. The TCA may answer questions of a general nature, but candidates should be aware that the TCAs are not familiar with the content of the test or with the states' licensing requirements.

Candidates may begin the test once they are familiar with the navigational options. The test begins the moment a candidate accesses the first test question. Candidates may choose to exit the test at any time, but the test will end automatically after time has expired. Candidates will be given an unofficial score report, before leaving the center. A sample of an Unofficial Score Report is presented at Appendix C.

NOTE: The test result will become official once it is posted to NMLS.



8.1 Test Policies

Please go to the [Pearson VUE](#) or [Prometric](#) Website for a complete listing of test center policies.

The following policies are observed at each test center. In some instances, candidates who violate these policies may not be permitted to finish the test and may be dismissed from the test center. Dismissal prior to completion of a test may result in closure of the test enrollment window.

- Basic calculators are provided at the test center. Calculator malfunctions are not grounds for challenging test results or requesting additional test time.
- No personal items are allowed in the testing room. Personal items include, but are not limited to: cellular phones, hand held computers/personal digital assistants (PDAs) or other electronic devices, pagers, electronic digital watches, wallets, purses, firearms or other weapons, hats, bags, coats, books and/or notes, pens or pencils.
- Candidates must store all personal items in a secured locker as instructed by the test center administrator (TCA), or return items to their vehicles. All electronic devices must be turned off before storing them in a locker. The test center is not responsible for lost, stolen or misplaced personal items.
- Dictionaries, books, papers (including scratch paper), and reference materials are not permitted in the test room. Candidates are strongly urged not to bring such materials to the test center. Upon entering and being seated in the testing room, the TCA will provide the candidates with a calculator, and with materials to take notes. The candidate may not write on these items before the test begins or remove these items from the test room.
- Eating, drinking, chewing gum, smoking and/or making noise that creates a disturbance for other candidates is prohibited during testing.
- Candidates are allowed to take unscheduled breaks. To request an unscheduled break, candidates must raise their hands to get the TCA's attention. Once granted the break, candidates must leave the testing room. The test clock will **NOT** stop while candidates are taking a break, thus candidates' test times will be shortened.
- Candidates are not permitted to leave the floor or building for any reason while on a scheduled or unscheduled break. If candidates are discovered to have left the floor or building, they may be dismissed.

- While taking an unscheduled break, candidates are permitted to access personal items that are being stored during the test, only if necessary. For example, candidates may need to access personal medication that must be taken at a specific time. Candidates must receive permission from the TCA prior to accessing personal items that have been stored. Candidates are not allowed to access certain items, including but not limited to, cellular phones, PDAs, test notes, study guides.
- If candidates do not follow the NMLS Rules of Conduct and are caught cheating and/or are suspected of tampering with the test they will be reported to NMLS. Candidates causing a disturbance of any kind, such as giving or receiving help; using notes, books, or other aids; taking part in an act of impersonation; or removing test materials or notes from the test room or center, will be reported to NMLS. Decisions regarding disciplinary measures are the responsibility of NMLS.



9.1 Exit Survey

Upon completion of the test, an exit survey is presented to gather feedback regarding the overall candidate testing experience. Participation in the exit survey is optional.

Results of the exit survey are reviewed by the test delivery vendors and administrators, and used to improve the overall quality of service.

NOTE: Choosing the option to participate or not participate in the survey has no bearing on the test results. Candidates will not be contacted about their survey responses unless requested.

9.2 Score Reporting

Before departing the test center, a printed score report is presented to the candidate by the TCA. The score report given at the test center is not official until the test results are posted in NMLS. A sample of the score report received at the test center is located in [Appendix C](#).

9.3 Posting Official Test Results to NMLS Composite View

NMLS will post the official version of the results for the MLO, comprised of the test result (pass/fail) and score (percentage correct), to the Testing Information section under the Composite View tab of NMLS. NMLS will send a notification email to the candidate and any company with access to the candidate's record in NMLS, when official results are posted.

9.4 Replacement Score Reports

Official test scores may be printed from the Composite View section of NMLS. Official test scores printed from NMLS will not provide candidates with information on their performance, but will display only the final result and score. For replacement copies of an unofficial score report (obtained at the test center), that was lost or damaged, please contact the NMLS Call Center at 240-386-4444.



Chapter Ten: Retaking a Failed Test/ Waiting Period

10.1 Waiting Period

As prescribed by the S.A.F.E. Mortgage Licensing Act, a waiting period is required prior to the candidate being allowed to retake a failed test component (either National or State). A candidate must request and pay for a separate test enrollment for each attempt to pass a national or state test.

The candidate is subject to a waiting period of thirty (30) calendar days from the previous test date prior to retaking the test. After every fourth failed test, the candidate is subject to a waiting period of one hundred eighty (180) calendar days before they are able to retake the test. NMLS will allow the candidate to request and pay for a new test enrollment window immediately following the failure of a test. However, the window will not allow the candidate to reschedule the test for a date prior to the waiting period being satisfied. The table below defines the waiting period cycle:

Test Retake Cycle Table

Test Attempt	Test Result	Retake Waiting Period
Initial	Fail	30 days
2nd	Fail	30 days
3rd	Fail	30 days
4th	Fail	180 days
Initial (New retake cycle starts)	Fail	30 days
2 nd	Fail	30 days
3 rd	Fail	30 days
4 th	Fail	180 days
Initial (New retake cycle repeats the previous cycles)		

NOTE: The waiting period applies to each specific test. Failing one test, such as the National Component, does not impose a waiting period on a different test, such as a Unique State Component.

CANDIDATES WHO PASS A TEST COMPONENT ARE NOT PERMITTED TO RETAKE THE SAME TEST COMPONENT AGAIN.

Appendix A

Glossary of URLs

NMLS Resource Center Home Page - General information on NMLS and links to log in to the system. <http://www.stateregulatoryregistry.org/NMLS>

NMLS MLO Resource Page - Information for Mortgage Loan Originator (MLO) Candidates, including information on how to create an account and request test enrollments for participating jurisdictions.

http://www.stateregulatoryregistry.org/NMLS/AM/Template.cfm?Section=Navigation_Guide&Template=/CM/HTMLDisplay.cfm&ContentID=19565

NMLS Company Quick Guide Page - Information on how to request test enrollments.

http://www.stateregulatoryregistry.org/am/template.cfm?Section=How_To

NMLS State Licensing Resource Page - Information on participating states and state-specific testing and education requirements.

http://www.stateregulatoryregistry.org/AM/Template.cfm?Section=Participating_States1&Template=/CM/ContentDisplay.cfm&ContentID=14139

NMLS Professional Requirements Page - Information regarding Testing, Education, and Background Check requirements, including links to topic-specific links.

http://www.stateregulatoryregistry.org/NMLS/AM/Template.cfm?Section=Professional_Requirements

NMLS Testing Page - Information regarding the MLO national and state-specific tests, test availability, test center locations, special accommodations, and testing policies, as well as the ability to access the MLO Testing Handbook (this document).

<http://www.stateregulatoryregistry.org/am/template.cfm?Section=Testing>

NMLS Education Page - Information on pre-license and continuing education for MLOs, including links to identify and register for educational offerings.

<http://www.stateregulatoryregistry.org/am/template.cfm?Section=Education>

Pearson VUE - One of the test vendors for MLO tests. <http://www.pearsonvue.com/nmls>

Pearson VUE (Create Profile) - Used to create a profile on Pearson VUE's site prior to scheduling a test: <https://www9.pearsonvue.com/Dispatcher?webApp=LoginRequest&webContext=CreateAccount&cid=537>

Prometric - One of the test vendors for MLO tests. <http://www.prometric.com/NMLS/>

Appendix B

Sample Test Questions

This section of the Appendix contains ten (10) sample questions to help prepare for the MLO tests. These questions are similar to those that may be included on the National Component of the SAFE MLO Test. The answers to the questions are located in the table at the end of this section.

1. A discount point is BEST described as a charge the borrower pays to:
 - (A) a lender to decrease the interest rate on the mortgage loan
 - (B) a mortgage broker at the time of application to obtain a favorable rate
 - (C) the seller as part of the closing costs of a loan
 - (D) a lender to ensure against foreclosure
2. A buyer has made an earnest money payment of \$5,000. The buyer pays an additional \$2,000 in option money to be credited at closing on a property with a sale price of \$160,000. If the required down payment is 20%, how much additional money will the buyer need to provide toward the down payment at closing?
 - (A) \$32,000
 - (B) \$27,000
 - (C) \$30,000
 - (D) \$25,000
3. If an applicant works 40 hours every week and is paid \$13.52 per hour, what is the applicant's monthly income?
 - (A) \$2,163.20
 - (B) \$2,343.47
 - (C) \$2,379.52
 - (D) \$2,487.68
4. The requirement for private mortgage insurance is generally discontinued when the loan-to-value ratio falls below:
 - (A) 20%
 - (B) 50%
 - (C) 80%
 - (D) 90%
5. Which of the following documents itemizes all settlement costs including lender charges?
 - (A) Agreement of sale
 - (B) HUD-1 form
 - (C) Form 1003
 - (D) Forbearance agreement
6. According to the Truth-in-Lending Act (TILA), the term "refinance" applies to:
 - (A) a change in a payment schedule
 - (B) a reduction in annual percentage rate
 - (C) the renewal of a single payment obligation with no change in the original terms
 - (D) the satisfaction of an existing obligation and its replacement by a new obligation

Appendix B

Sample Test Questions (cont.)

7. What does a loan originator use to determine the estimated value of a property based on an analytical comparison of similar property sales?
 - (A) An appraisal
 - (B) A market survey
 - (C) An area survey
 - (D) A cost-benefit analysis

8. Which of the following methods of disclosure does NOT meet the requirements of the Equal Credit Opportunity Act (ECOA)?
 - (A) E-mail
 - (B) Mailed letter
 - (C) Telephone
 - (D) Faxed letter

9. The term “20 basis points” expressed as a percentage is:
 - (A) 0.02%
 - (B) 0.20%
 - (C) 2.00%
 - (D) 20.00%

10. According to the Truth-in-Lending Act (TILA), which of the following fees is EXCLUDED from the calculation of the annual percentage rate?
 - (A) Hazard insurance
 - (B) Wire transfer
 - (C) Prepaid interest
 - (D) Mortgage insurance premiums

Appendix B

Sample Test Questions (cont.)

Answers to Sample Questions		
Question Number	Correct Answer	Reference
1	A	
2	D	\$160,000 (sale price) x .20 (down payment percentage) = \$32,000; \$32,000 - [\$5,000 (earnest money) + \$2,000 (option money)] = \$25,000
3	B	40 hours per week x \$13.52 per hour = \$540.08 (weekly income); \$540.08 x 52 weeks per year = \$28,121.60 (yearly income); \$28,121.60 / 12 months = \$2343.47 (monthly income)
4	C	
5	B	
6	D	
7	A	
8	C	
9	B	
10	A	

Appendix C

Sample Unofficial Score Report Received at Test Center

Nationwide Mortgage Licensing System and Registry (NMLS)

EXAM TITLE: MA - SAFE Mortgage Loan Originator Test - State Component
 EXAM SERIES: 16
 NAME: DOE, JANE

ID NUMBER: 50562

DATE: 05/15/2009

EXAM DATE: Fri, Apr 24, 2009

SCORE: 60%

GRADE: Fail

SECTION ANALYSIS

SECTION ANALYSIS	SCORE	
1 Mortgage Regulatory Agencies	33%	1 of 3 correct.
2 State Law and Regulation Definitions	50%	3 of 6 correct.
3 Loan Originator License Law and Regulation	50%	5 of 10 correct.
4 Compliance	74%	20 of 27 correct.
5 Disciplinary Action	33%	2 of 6 correct.
6 Unique State Test Areas	66%	2 of 3 correct.
 Totals.....	 60%	 33 of 55 correct.