

SAFE Act NMLS State Deadlines

The *Secure and Fair Enforcement for Mortgage Licensing Act of 2008* ("SAFE Act"), was passed on July 30, 2008. The new federal law gave states one year to pass legislation requiring the licensure of mortgage loan originators according to national standards and the participation of state agencies on the Nationwide Mortgage Licensing System and Registry (NMLS). The SAFE Act is designed to enhance consumer protection and reduce fraud through the setting of minimum standards for the licensing and registration of state-licensed mortgage loans.

The SAFE Act deadline for Brokers and their Loan Officers in most states is July 1, 2010. Effective July 1, 2010, Nationstar will enforce the SAFE Act policy to be compliant with Federal and State laws.

Nationstar will accept new loan applications submitted in XpressQual by Brokers whom have not provided Nationstar with NMLS numbers for properties located in states without exemptions; however, Nationstar will not underwrite the loan without the necessary NMLS numbers.

Below is a chart indicating the states **with exceptions** to the SAFE Act deadline of July 1, 2010 and their deadlines. Brokers originating loans for properties NOT in the states listed below must have their Company's NMLS number on file with Nationstar by July 1, 2010. NMLS numbers for Loan Officers do not have to be provided to Nationstar up front; however, Loan Officer's NMLS numbers must be provided and will be validated by Nationstar on every 1003 loan submission.

NMLS Licensing Deadline is 7/1/2010 for all states – except where an extended deadline exists below

Property State	Company/Branch NMLS Required	Individual L.O. NMLS Required
Maryland	1/1/2011	1/1/2011
New Mexico	8/1/2010	8/1/2010
California DRE (Dept. of Real Estate Licensing)	9/15/2010	9/15/2010
Colorado	7/1/2010	1/1/2011
Illinois	7/1/2010	9/1/2010
Missouri	7/1/2010	8/1/2010
Texas	9/1/2010	9/1/2010
Florida	10/1/2010	10/1/2010
Maine	1/1/2011	1/1/2011
Nevada	10/1/2010	10/1/2010
Minnesota	12/1/2010	12/1/2010
All other states	7/1/2010	7/1/2010

Some states may have exceptions to the deadlines stated above, in which case Nationstar will work with Brokers on an individual basis to ensure compliance with Federal and State laws.

To submit NMLS numbers to Nationstar, please contact Client Support at preapproval@nationstar.com or 877-698-7300, Option 2.

For more information, contact your Account Executive or visit us online.

1.877.698.7300 ★ nationstarbroker.com



Nationstar Mortgage is a national lender offering government and conventional products to select mortgage Brokers. We are a wholly-owned subsidiary of Fortress Investment Group (NYSE: FIG), a \$31 billion asset management, private equity and hedge fund corporation. We employ over 1400 mortgage professionals nationwide and originate wholesale loans in all states except Alaska and Hawaii. Our success is based on our commitment to providing exceptional customer service and a comprehensive range of programs to empower your business to succeed.

Only Brokers who are approved with Nationstar Mortgage may take advantage of the benefits listed. To become an approved Nationstar Broker, you can email us at preapproval@nationstarmail.com or call us at 1-877-698-7300, Option 2.



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