



Office of Financial Regulation

Division of Consumer Finance



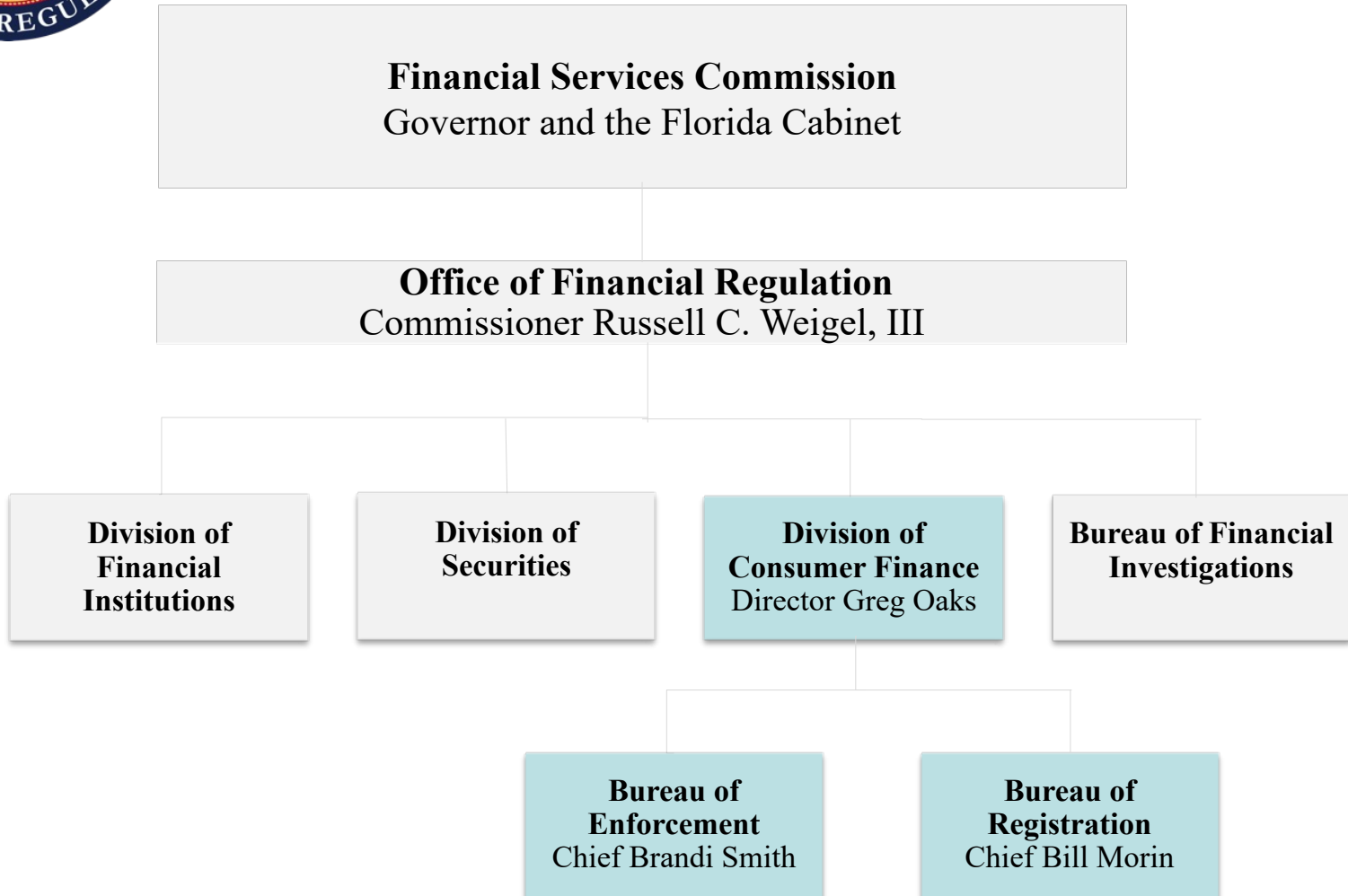
**MORTGAGE BANKERS
ASSOCIATION OF FLORIDA**

20th Annual Eastern Secondary Conference and
70th Annual Convention

June 12, 2024



Office of Financial Regulation Organizational Chart





Disclaimer

The material in this presentation has been prepared by the Office of Financial Regulation (OFR) Division of Consumer Finance as general background information about the Division's activities as of the date of this presentation.

This information is in summary form and should not be construed by members of the public as offering a legal opinion, legal advice, or an official interpretation of any statutory provision, rule, or order that may be relied upon by the public.

The opinions expressed in this presentation and on the following slides are my own and they are not intended to constitute official statements of the OFR.



2024 Legislation

House Bill 1569 (Laws of Florida Chapter 2024-134) was signed by the Governor on April 26, 2024.

Exemption from Regulation for Bona Fide Nonprofit Organizations: Authorizes FSC to adopt rules prescribing criteria & processes for determining whether organization is bona fide nonprofit organization for specified purpose; provides exemptions from certain regulation for bona fide nonprofit organizations & certain employees of bona fide nonprofit organization that meet specified criteria; requires Office of Financial Regulation to make specified determination; requires office to make such determination based on terms consistent with loan origination in public or charitable context; requires office to periodically examine books & activities of organization & to revoke its status as bona fide nonprofit organization.

The Office has drafted rules and forms necessary to implement this legislation to present at the June 12th Cabinet meeting.



Renewal Season Review

Licenses Eligible for Renewal (as of 11/1 of each year)				
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>Δ ('23-'22)</u>
Mortgage Loan Originator	59,890	70,160	59,732	-15%
Mortgage Broker	4,748	4,200	3,268	+13%
Mortgage Lender	1,424	1,412	1,786	+1%



Renewal Season Review

License Renewal Rates (as of 3/1 of each year)				
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>Δ ('23-'22)</u>
Mortgage Loan Originator	81%	73%	88%	+8%
Mortgage Broker	92%	93%	97%	-1%
Mortgage Lender	93%	95%	98%	-2%



Who Did Not Renew?

Breakdown by Year Licensed (Loan Originators)

<u>Year Licensed</u>	<u>Percentage Not Renewing</u> (as of 3/1/24)
2023	12%
2022	30%
2021	22%
2020	12%
2019	6%
2018	5%
2017	5%
2016	2%
Prior to 2016	6%



Who Did Not Renew? Breakdown by Home State (Loan Originators)

<u>State</u>	<u>Percentage Not Renewing</u> (as of 3/1/24)
Florida	26%
Out of State	74%
<u>Notable states:</u>	
California	10%
Michigan	7%
Texas	6%
Arizona	5%
All Other States	< 5%



Active Licenses

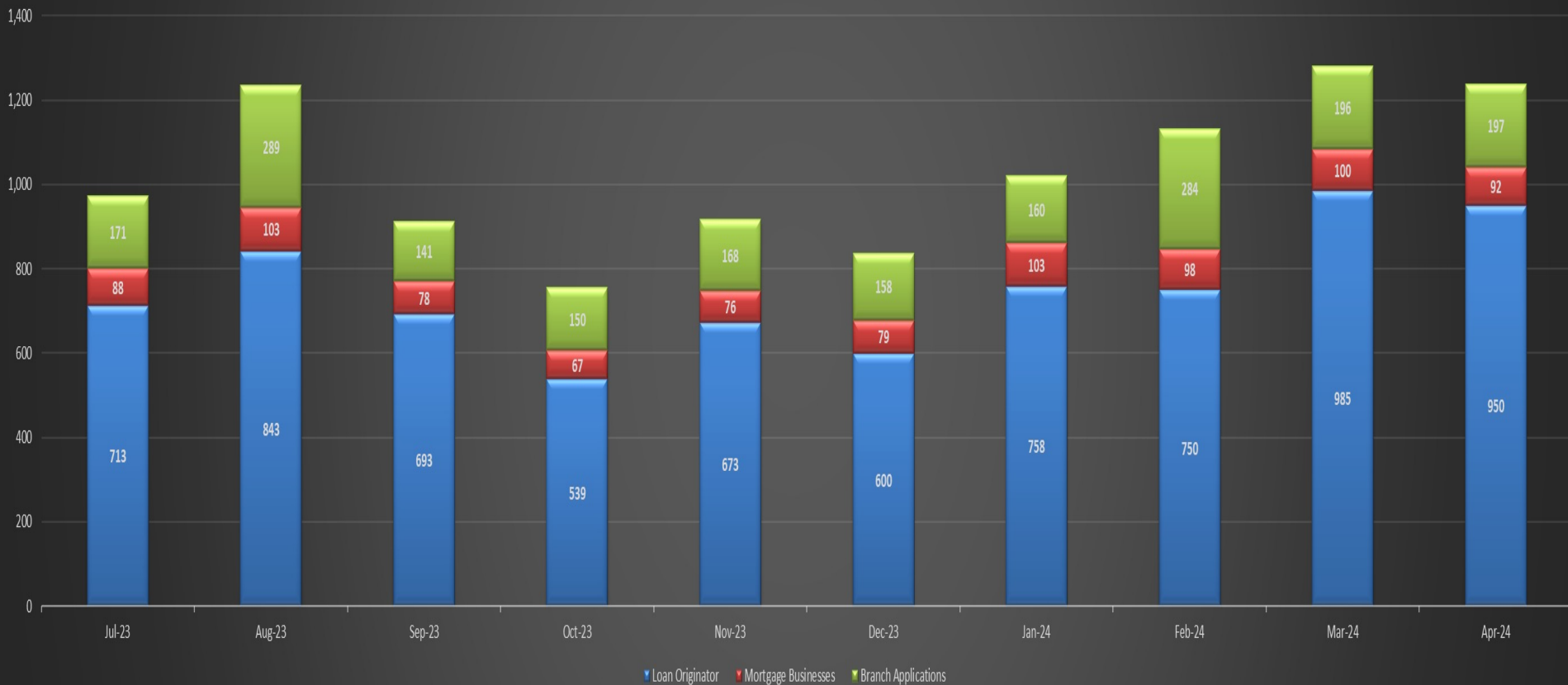
	<u>July 1, 2020</u>	<u>June 2024</u>	<u>Δ</u>
Loan Originator	38,385	53,725	+40%
Mortgage Broker	2,396	4,835	+102%
Mortgage Lender*	1,144	1,358	+19%
Mortgage Broker Branch	308	734	+138%
Mortgage Lender Branch*	4,769	5,916	+24%

*Includes Servicers



Applications Received by License Type by Month (July 1, 2023 – April 30, 2024)

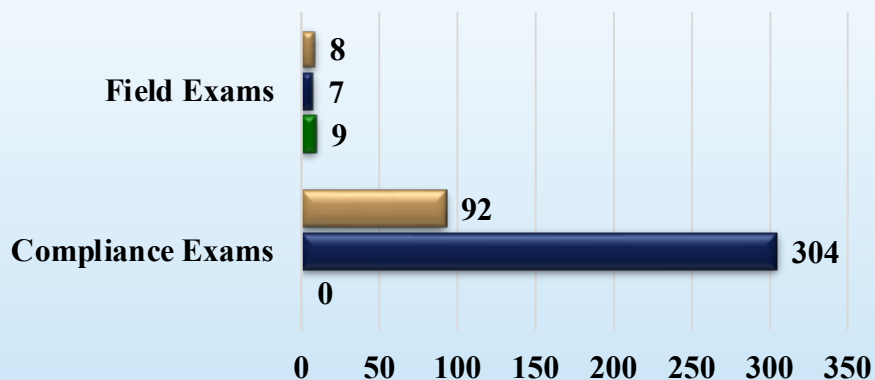
Chapter 494 - Applications Received (FY23-24)





Examinations

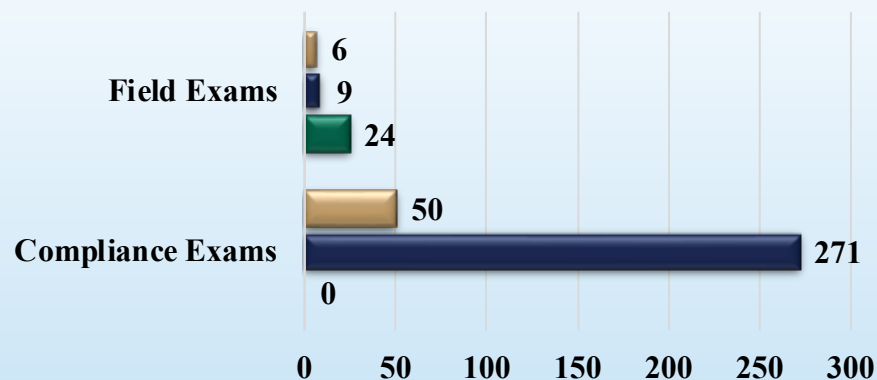
Fiscal Year 22-23



	Compliance Exams	Field Exams
Lenders/Serviceirs	92	8
Brokers	304	7
Loan Originators	0	9

■ Lenders/Serviceirs
 ■ Brokers
 ■ Loan Originators

Fiscal Year to Date 23-24



	Compliance Exams	Field Exams
Lenders/Serviceirs	50	6
Brokers	271	9
Loan Originators	0	24

■ Lenders/Serviceirs
 ■ Brokers
 ■ Loan Originators



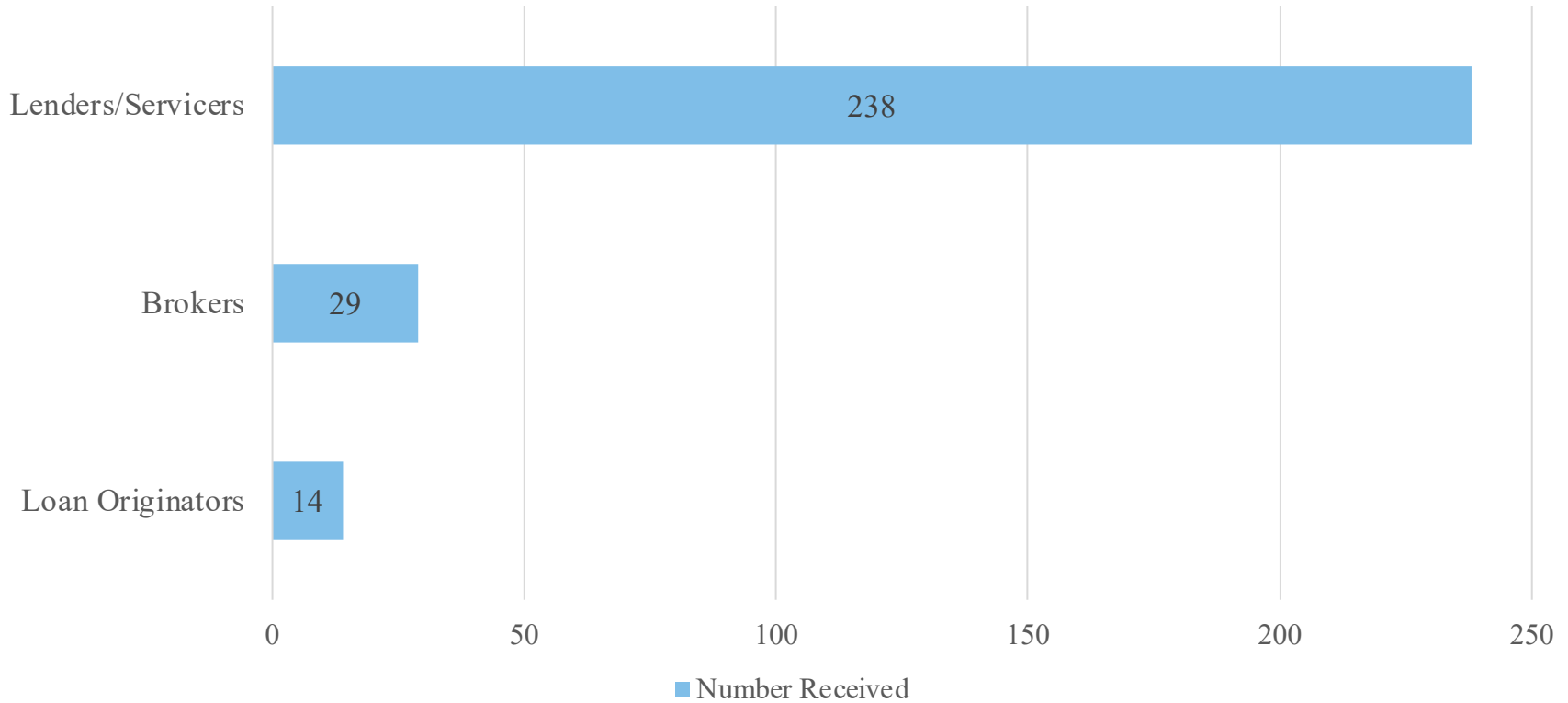
Common Violations

Florida Statutes	
494.004(2) & 494.0067(10)	Failing to File Mortgage Call Reports
494.0063	Failing to File Financial Audit Reports
494.00721(1)	Failing to Maintain Net Worth
494.004(1)(e)	Failing to Designate/Update a Control Person
494.0025	Unlicensed Mortgage Activity
494.0025(7)	Payment to Unlicensed Entities



Complaints by License Type

Fiscal Year to Date 23-24





Types of Complaints

Lenders/Service Providers, MBRs, LOs

