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# NMLS Study Guide 2023-2024 with Complete Solutions

**Portfolio Lender - ANSWER-**Retail lender (ex. a bank, savings bank, credit union, or mortgage lender) that interacts directly with the borrower and actually makes the loan. If it holds, rather than sells, its loans, it is called a portfolio lender.

**Correspondent Lender - ANSWER-**Generally a smaller lender that takes apps and underwrites and funds loans either with its own money or from a line of credit with a larger lender and, immediately upon closing, sells the loans to wholesale lenders under previously agreed-upon terms.

**Wholesale Lender - ANSWER-**Goes through a mortgage broker. This is a mortgage investor that prices and funds loans applied for through mortgage brokers. After a mortgage broker process and app, the wholesale lender has it underwritten and funded. After the loan is made, the wholesale lender will either service it or sell or assign servicing to another entity.

**Mortgage Lender - ANSWER-**(mortgage banker) Makes loans with its own funds, through mortgage brokers, mortgage loan originators and loan processors who obtain and process applications from borrowers.

**Mortgage Broker - ANSWER-**Does NOT fund loans. Qualifies and then finds lenders that are willing to make a loan based on the brw's qualifications.

**The Fed (Monetary policy) - ANSWER-**When the fed believes there is danger that economic growth is likely to result in inflation, it may: Raise its asset reserve requirements for members, raise its target for the fed funds rate (rate at which members borrow from each other), raise the discount rate (rate charged to members to borrow from the fed), sell gov't securities through its open market operations.

**Secondary Mortgage Market - ANSWER-**Where mortgages may be sold individually or in bundles with other mortgages with similar features into mortgage-backed securities and sold on the equity market.

**Freddie and Fannie - ANSWER-**Government sponsored enterprises (GSE's) - Created by congress and receive gov't assistance.

**Conveyance - ANSWER-**In such a (land contract) contract, the seller (or vendor) finances the purchase of his property for the buyer. The buyer (or vendee) makes the payments to the seller in installments until he can pay off his entire debt, generally by

# Nmls Texas State Study Guide

**K Morrison**



## **Nmls Texas State Study Guide:**

*NMLS Study Guide* Jefferson Fairbank, 2025-01-12 Are you ready to embark on a transformative journey into the world of mortgage loan origination? What if you could gain the knowledge, insights, and strategies that not only help you pass the NMLS exam but also set you up for success in the dynamic ever-evolving mortgage industry? This comprehensive guide is designed to provide you with a deep understanding of every facet of the NMLS exam, ensuring you are fully prepared to tackle its challenges. More than just a study tool, it's a roadmap to becoming a proficient and ethical Mortgage Loan Originator (MLO). With a detailed breakdown of all the essential federal mortgage laws, financial concepts, ethical practices, fraud prevention strategies, and state-specific requirements, this book will help you build a strong foundation of knowledge that goes beyond test preparation. It arms you with real-world knowledge that you can immediately apply in your career. The exam may be a significant hurdle, but it's also an opportunity—an opportunity to prove not only your understanding of mortgage principles but also your commitment to upholding the standards that will help you thrive in the field. Throughout this book, you will discover a variety of practice questions, clear explanations, and in-depth discussions that simplify complex topics and transform them into practical tools for success. Inside, you'll find expert insights into the most critical subjects you need to master, including the Real Estate Settlement Procedures Act (RESPA), the Truth in Lending Act (TILA), the Equal Credit Opportunity Act (ECOA), and the Home Mortgage Disclosure Act (HMDA). These are the cornerstones of mortgage law, and understanding them is crucial for passing the exam and succeeding in your role as an MLO. Additionally, the book dives into financial concepts such as debt-to-income ratios, loan-to-value ratios, credit evaluations, and interest rate calculations—essential skills for navigating loan applications. This guide also prepares you for the ethical side of the industry, equipping you to detect fraud, maintain confidentiality, and avoid conflicts of interest. By building a solid ethical foundation, you'll not only pass your exam but also earn the trust of your clients and colleagues. Whether you're just starting your NMLS journey or are looking for an all-encompassing resource to sharpen your skills, this guide is your one-stop companion to NMLS success and a rewarding career in mortgage loan origination.

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ExamREVIEW,2012-05-27 In Texas it is the TREC that administers salesperson broker licensing while the actual exam is operated by PSI A Salesperson must be at least 18 years old and must be either a citizen of the United States or a lawfully admitted alien who is also a legal resident of Texas We choose to focus more on the law regulations related topics here We give you knowledge information relevant to the exam specification To be able to succeed in the real exam you ll need to apply your earned knowledge to the question scenarios Many of the exam questions are written to be less straight forward They tend to be framed within the context of short scenarios An advice Do NOT rely on a single source for exam preparation To secure exam success always use multiple sources and read as much as possible We give you knowledge information relevant to the exam specification To be able to succeed in the real exam you ll need to apply your earned knowledge to the question scenarios Many of the exam questions are written to be less straight forward They tend to be framed within the context of short scenarios

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