

# Licensing Update and Issues

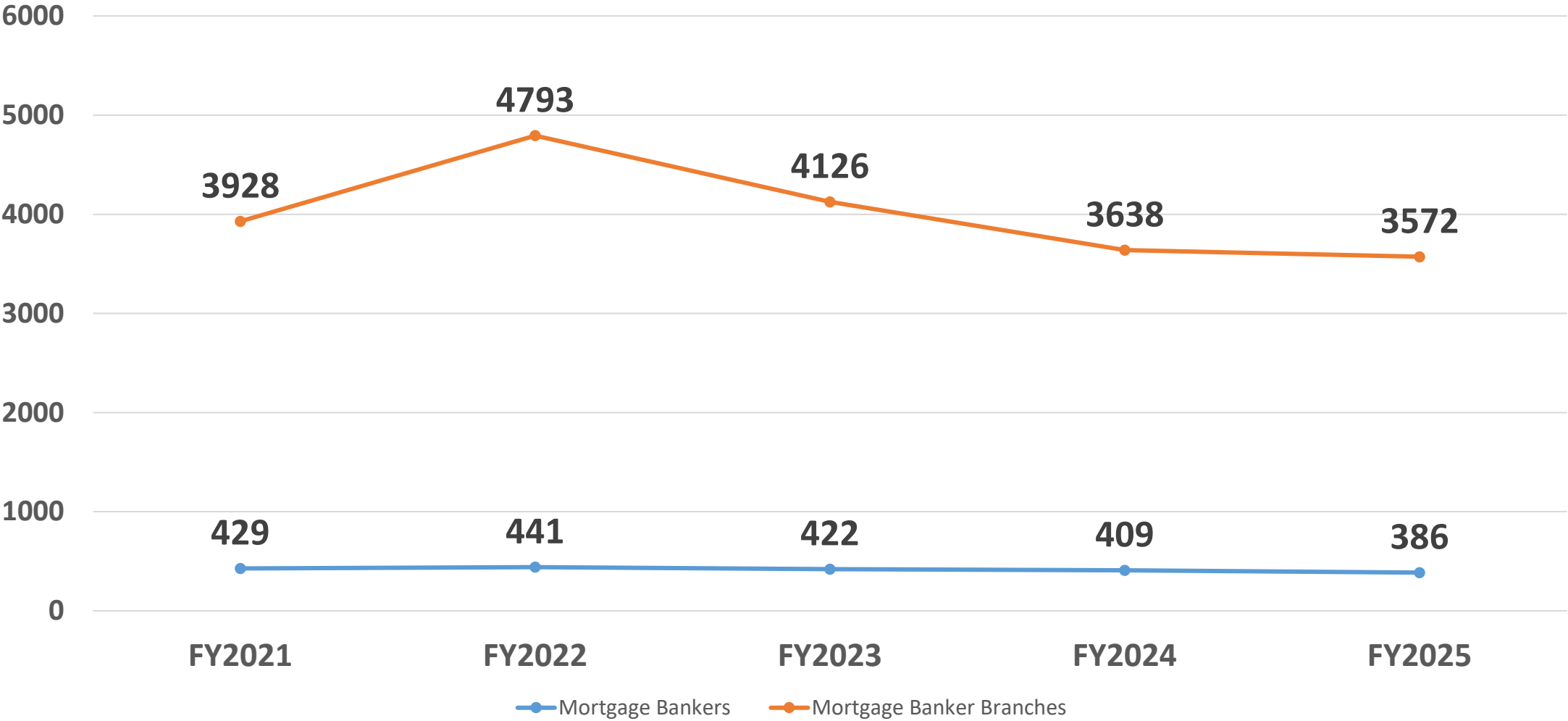
13<sup>th</sup> Annual Mortgage Industry Seminar

Chris Osuna

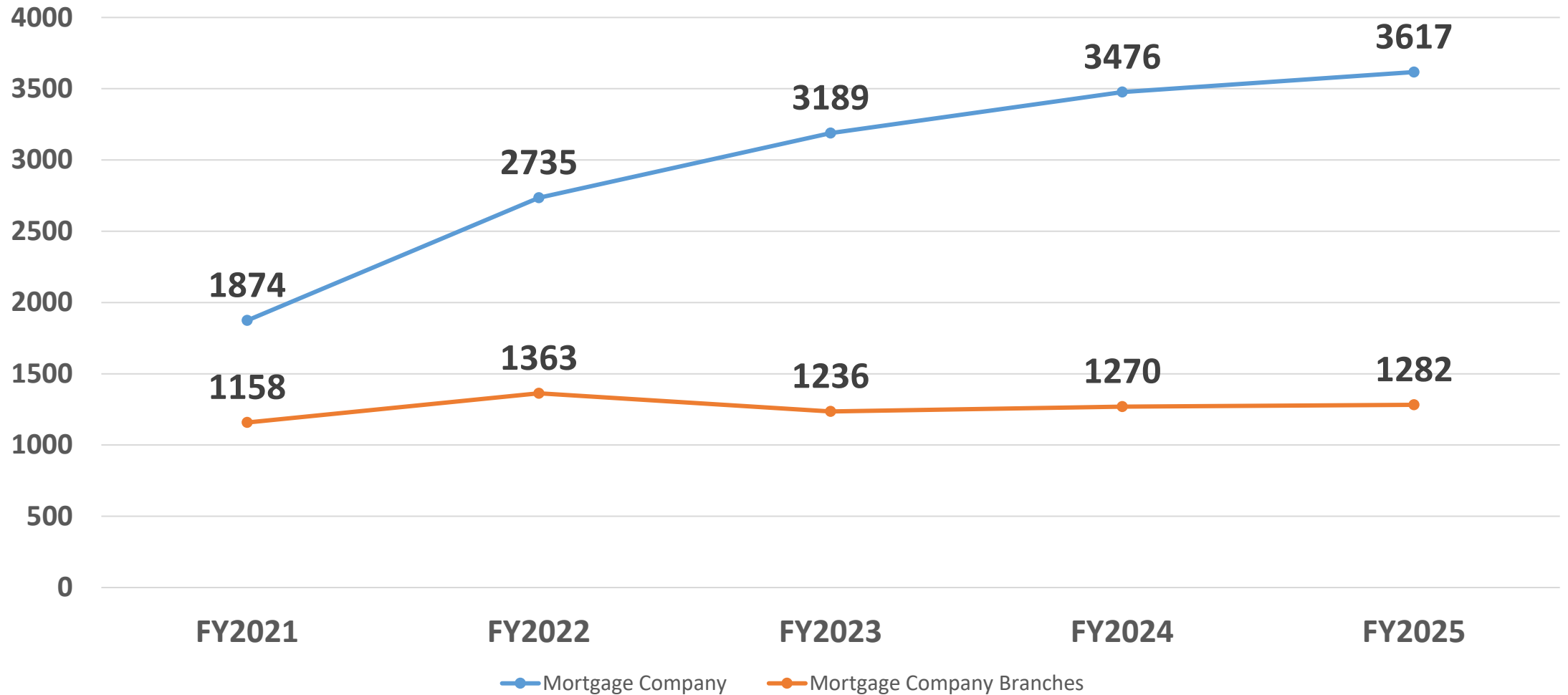
Manager of Licensing

November 3, 2025

# Number of Mortgage Bankers and Branches

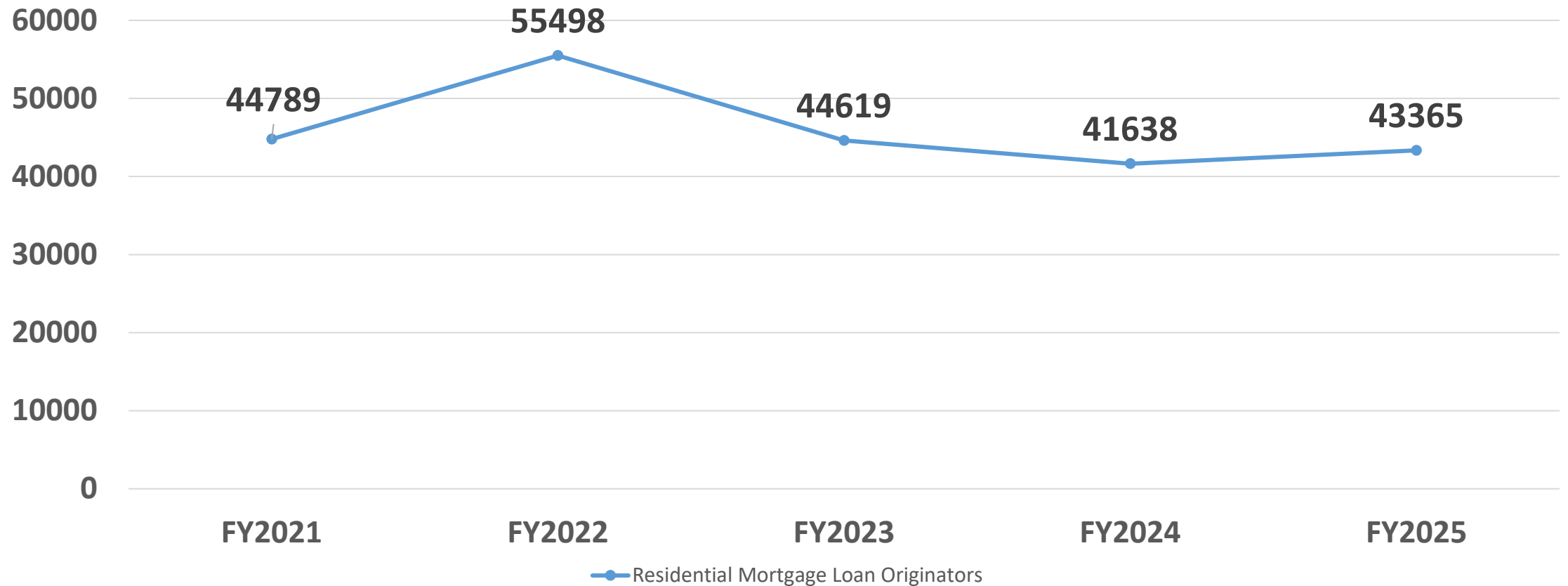


# Number of Mortgage Companies and Branches



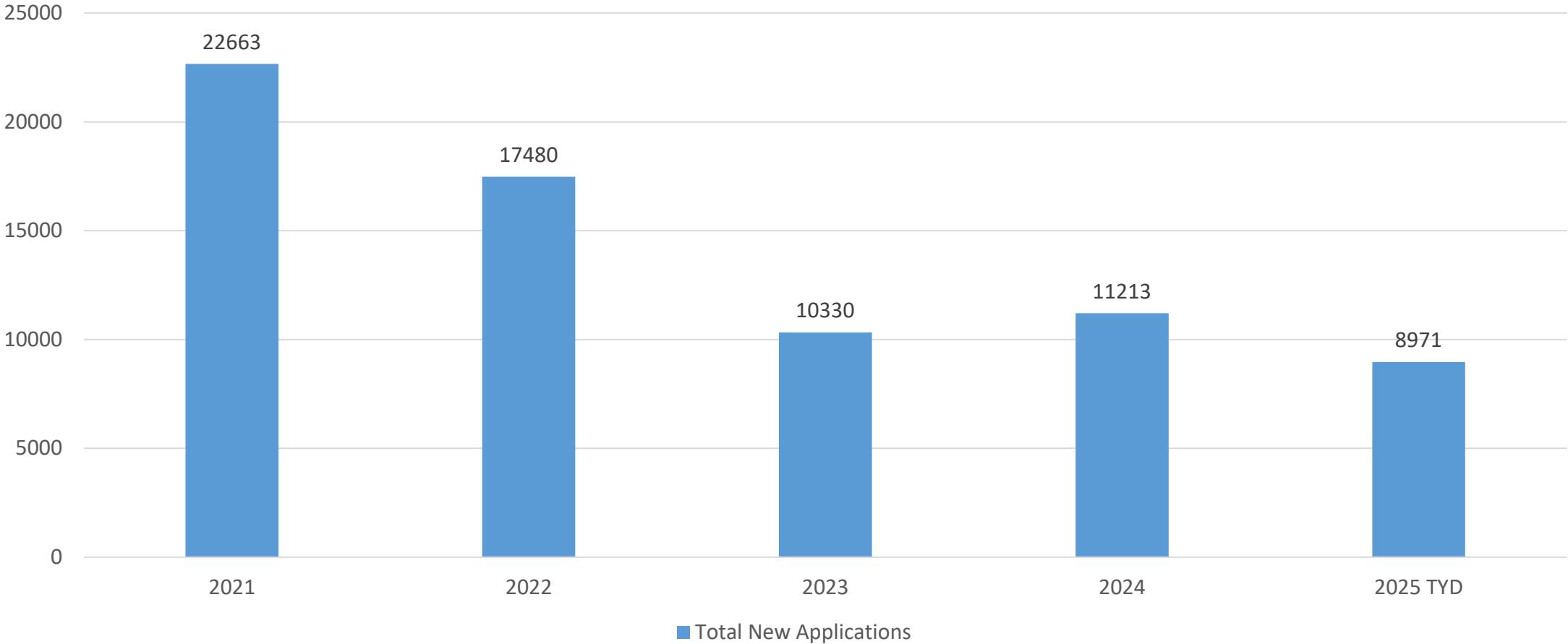
# Number of Residential Mortgage Loan Originators

Number of Texas-licensed Residential Mortgage Loan Originators  
5-Year History as Fiscal Year End (08/31)



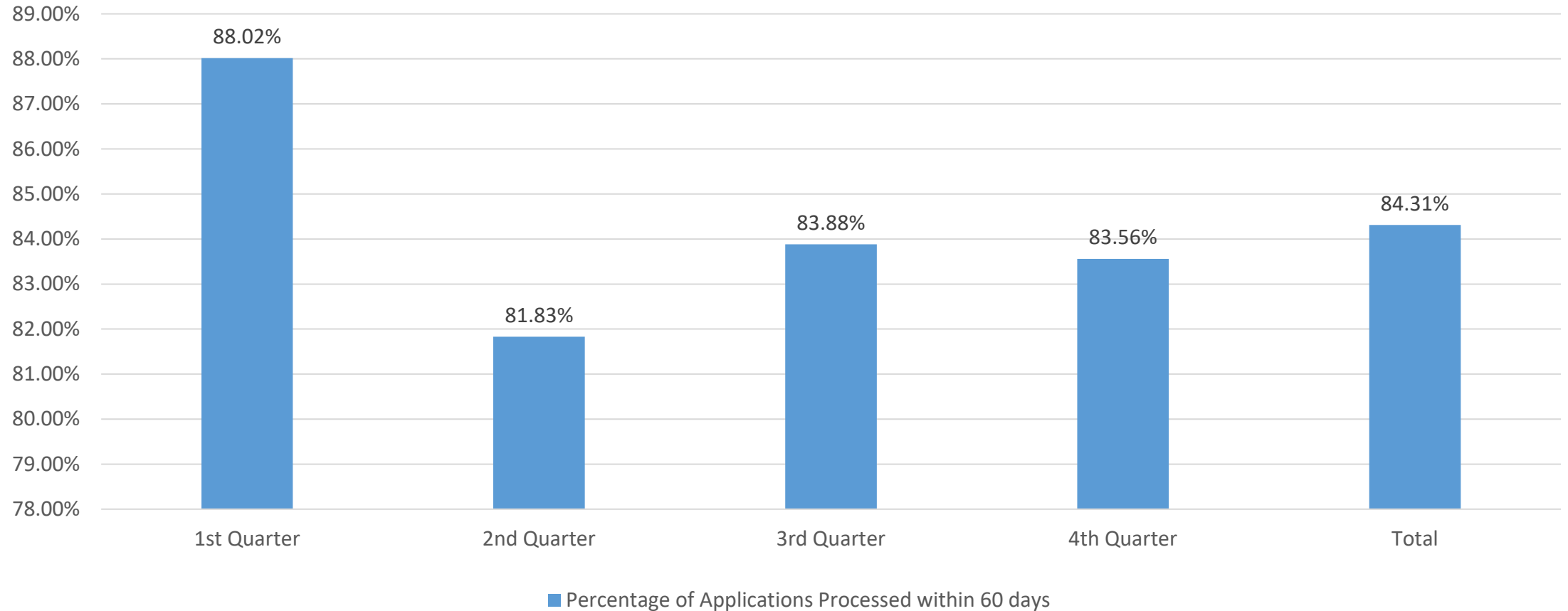
# New License Requests Received

5-Year History of License Request Received as of Calendar Year



# Applications Processed within 60 calendar days FY2025

FY 2025



# 2026 Renewal Period

- Renewal Period will run from November 1, 2025, to December 31, 2025
- Check your NMLS record for Outstanding License Items
- RMLO's must complete Continuing Education prior to filing a Renewal Request
- MU1's need to file MCRs (including the MCR – Statement of Condition) prior to filing a Renewal Request
- File a Renewal Request as soon as possible
- Residential Mortgage Servicers should convert Paper Surety Bonds to Electronic Surety Bonds (ESB).

# New in Licensing

- Effective September 1, 2025, there is a new Fee Schedule, <https://www.sml.texas.gov/news/announcement-licensing-fee-schedule-effective-september-1-2025/>
- As of January 1, 2026, SML will no longer accept Paper Surety Bonds for Residential Mortgage Servicers Registrations per 7 Texas Administrative Code § 58.107, <https://www.sml.texas.gov/news/announcement-required-use-of-electronic-surety-bonds-7-tex-admin-code-%c2%a758-107/>



# Outstanding License Items

## Companies (MU1)

- Issues with the entity's Texas Secretary of State registration
- Company name does not match IRS Documents

# Outstanding License Items

## RMLO (MU4)

- Employment History does not match State Relationships
- Not providing documentation and/or explanations for the Disclosure Questions that have been answered as a “Yes”.
- Issues with Mailing and Residential Addresses
- Paying NMLS fees with an ACH

# Questions?

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