



Sen. Jacqueline Y. Collins

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09700SB3177sam001

LRB097 19724 PJG 66588 a

1 AMENDMENT TO SENATE BILL 3177

2 AMENDMENT NO. \_\_\_\_\_. Amend Senate Bill 3177 by replacing  
3 everything after the enacting clause with the following:

4 "Section 5. The Residential Mortgage License Act of 1987 is  
5 amended by changing Sections 1-4, 2-2, 2-4, 3-2, 4-5, 4-8.2,  
6 7-1A, 7-11, and 7-13 and by adding Section 2-3A as follows:

7 (205 ILCS 635/1-4)

8 Sec. 1-4. Definitions.

9 (a) "Residential real property" or "residential real  
10 estate" shall mean any real property located in Illinois, upon  
11 which is constructed or intended to be constructed a dwelling.

12 (b) "Making a residential mortgage loan" or "funding a  
13 residential mortgage loan" shall mean for compensation or gain,  
14 either directly or indirectly, advancing funds or making a  
15 commitment to advance funds to a loan applicant for a  
16 residential mortgage loan.

1 (c) "Soliciting, processing, placing, or negotiating a  
2 residential mortgage loan" shall mean for compensation or gain,  
3 either directly or indirectly, accepting or offering to accept  
4 an application for a residential mortgage loan, assisting or  
5 offering to assist in the processing of an application for a  
6 residential mortgage loan on behalf of a borrower, or  
7 negotiating or offering to negotiate the terms or conditions of  
8 a residential mortgage loan with a lender on behalf of a  
9 borrower including, but not limited to, the submission of  
10 credit packages for the approval of lenders, the preparation of  
11 residential mortgage loan closing documents, including a  
12 closing in the name of a broker.

13 (d) "Exempt person or entity" shall mean the following:

14 (1) (i) Any banking organization or foreign banking  
15 corporation licensed by the Illinois Commissioner of Banks  
16 and Real Estate or the United States Comptroller of the  
17 Currency to transact business in this State; (ii) any  
18 national bank, federally chartered savings and loan  
19 association, federal savings bank, federal credit union;  
20 (iii) any pension trust, bank trust, or bank trust company;  
21 (iv) any bank, savings and loan association, savings bank,  
22 or credit union organized under the laws of this or any  
23 other state; (v) any Illinois Consumer Installment Loan Act  
24 licensee; (vi) any insurance company authorized to  
25 transact business in this State; (vii) any entity engaged  
26 solely in commercial mortgage lending; (viii) any service

1 corporation of a savings and loan association or savings  
2 bank organized under the laws of this State or the service  
3 corporation of a federally chartered savings and loan  
4 association or savings bank having its principal place of  
5 business in this State, other than a service corporation  
6 licensed or entitled to reciprocity under the Real Estate  
7 License Act of 2000; or (ix) any first tier subsidiary of a  
8 bank, the charter of which is issued under the Illinois  
9 Banking Act by the Illinois Commissioner of Banks and Real  
10 Estate, or the first tier subsidiary of a bank chartered by  
11 the United States Comptroller of the Currency and that has  
12 its principal place of business in this State, provided  
13 that the first tier subsidiary is regularly examined by the  
14 Illinois Commissioner of Banks and Real Estate or the  
15 Comptroller of the Currency, or a consumer compliance  
16 examination is regularly conducted by the Federal Reserve  
17 Board.

18 (1.5) Any employee of a person or entity mentioned in  
19 item (1) of this subsection, when acting for such person or  
20 entity, or any registered mortgage loan originator when  
21 acting for an entity described in subsection (tt) of this  
22 Section.

23 (1.8) Any person or entity that does not originate  
24 mortgage loans in the ordinary course of business, but  
25 makes or acquires residential mortgage loans with his or  
26 her own funds for his or her or its own investment without

1 intent to make, acquire, or resell more than 3 residential  
2 mortgage loans in any one calendar year.

3 (2) (Blank).

4 (3) Any person employed by a licensee to assist in the  
5 performance of the residential mortgage licensee's  
6 activities regulated by this Act who is compensated in any  
7 manner by only one licensee.

8 (4) (Blank).

9 (5) Any individual, corporation, partnership, or other  
10 entity that originates, services, or brokers residential  
11 mortgage loans, as these activities are defined in this  
12 Act, and who or which receives no compensation for those  
13 activities, subject to the Commissioner's regulations and  
14 the federal Secure and Fair Enforcement for Mortgage  
15 Licensing Act of 2008 and the rules promulgated under that  
16 Act with regard to the nature and amount of compensation.

17 (6) (Blank).

18 (e) "Licensee" or "residential mortgage licensee" shall  
19 mean a person, partnership, association, corporation, or any  
20 other entity who or which is licensed pursuant to this Act to  
21 engage in the activities regulated by this Act.

22 (f) "Mortgage loan" "residential mortgage loan" or "home  
23 mortgage loan" shall mean any loan primarily for personal,  
24 family, or household use that is secured by a mortgage, deed of  
25 trust, or other equivalent consensual security interest on a  
26 dwelling as defined in Section 103(v) of the federal Truth in

1 Lending Act, or residential real estate upon which is  
2 constructed or intended to be constructed a dwelling.

3 (g) "Lender" shall mean any person, partnership,  
4 association, corporation, or any other entity who either lends  
5 or invests money in residential mortgage loans.

6 (h) "Ultimate equitable owner" shall mean a person who,  
7 directly or indirectly, owns or controls an ownership interest  
8 in a corporation, foreign corporation, alien business  
9 organization, trust, or any other form of business organization  
10 regardless of whether the person owns or controls the ownership  
11 interest through one or more persons or one or more proxies,  
12 powers of attorney, nominees, corporations, associations,  
13 partnerships, trusts, joint stock companies, or other entities  
14 or devices, or any combination thereof.

15 (i) "Residential mortgage financing transaction" shall  
16 mean the negotiation, acquisition, sale, or arrangement for or  
17 the offer to negotiate, acquire, sell, or arrange for, a  
18 residential mortgage loan or residential mortgage loan  
19 commitment.

20 (j) "Personal residence address" shall mean a street  
21 address and shall not include a post office box number.

22 (k) "Residential mortgage loan commitment" shall mean a  
23 contract for residential mortgage loan financing.

24 (l) "Party to a residential mortgage financing  
25 transaction" shall mean a borrower, lender, or loan broker in a  
26 residential mortgage financing transaction.

1           (m) "Payments" shall mean payment of all or any of the  
2 following: principal, interest and escrow reserves for taxes,  
3 insurance and other related reserves, and reimbursement for  
4 lender advances.

5           (n) "Commissioner" shall mean the Commissioner of Banks and  
6 Real Estate, except that, beginning on April 6, 2009 (the  
7 effective date of Public Act 95-1047), all references in this  
8 Act to the Commissioner of Banks and Real Estate are deemed, in  
9 appropriate contexts, to be references to the Secretary of  
10 Financial and Professional Regulation, or his or her designee,  
11 including the Director of the Division of Banking of the  
12 Department of Financial and Professional Regulation.

13           (n-1) "Director" shall mean the Director of the Division of  
14 Banking of the Department of Financial and Professional  
15 Regulation, except that, beginning on July 31, 2009 (the  
16 effective date of Public Act 96-112), all references in this  
17 Act to the Director are deemed, in appropriate contexts, to be  
18 the Secretary of Financial and Professional Regulation, or his  
19 or her designee, including the Director of the Division of  
20 Banking of the Department of Financial and Professional  
21 Regulation.

22           (o) "Loan brokering", "brokering", or "brokerage service"  
23 shall mean the act of helping to obtain from another entity,  
24 for a borrower, a loan secured by residential real estate  
25 situated in Illinois or assisting a borrower in obtaining a  
26 loan secured by residential real estate situated in Illinois in

1 return for consideration to be paid by either the borrower or  
2 the lender including, but not limited to, contracting for the  
3 delivery of residential mortgage loans to a third party lender  
4 and soliciting, processing, placing, or negotiating  
5 residential mortgage loans.

6 (p) "Loan broker" or "broker" shall mean a person,  
7 partnership, association, corporation, or limited liability  
8 company, other than those persons, partnerships, associations,  
9 corporations, or limited liability companies exempted from  
10 licensing pursuant to Section 1-4, subsection (d), of this Act,  
11 who performs the activities described in subsections (c), ~~and~~  
12 (o), and (yy) of this Section.

13 (q) "Servicing" shall mean the collection or remittance for  
14 or the right or obligation to collect or remit for any lender,  
15 noteowner, noteholder, or for a licensee's own account, of  
16 payments, interests, principal, and trust items such as hazard  
17 insurance and taxes on a residential mortgage loan in  
18 accordance with the terms of the residential mortgage loan; and  
19 includes loan payment follow-up, delinquency loan follow-up,  
20 loan analysis and any notifications to the borrower that are  
21 necessary to enable the borrower to keep the loan current and  
22 in good standing. "Servicing" includes management of  
23 third-party entities acting on behalf of a residential mortgage  
24 licensee for the collection of delinquent payments and the use  
25 by such third-party entities of said licensee's servicing  
26 records or information, including their use in foreclosure.

1           (r) "Full service office" shall mean an office, provided by  
2 the licensee and not subleased from the licensee's employees,  
3 and staff in Illinois reasonably adequate to handle efficiently  
4 communications, questions, and other matters relating to any  
5 application for, or an existing home mortgage secured by  
6 residential real estate situated in Illinois with respect to  
7 which the licensee is brokering, funding originating,  
8 purchasing, or servicing. The management and operation of each  
9 full service office must include observance of good business  
10 practices such as proper signage; adequate, organized, and  
11 accurate books and records; ample phone lines, hours of  
12 business, staff training and supervision, and provision for a  
13 mechanism to resolve consumer inquiries, complaints, and  
14 problems. The Commissioner shall issue regulations with regard  
15 to these requirements and shall include an evaluation of  
16 compliance with this Section in his or her periodic examination  
17 of each licensee.

18           (s) "Purchasing" shall mean the purchase of conventional or  
19 government-insured mortgage loans secured by residential real  
20 estate situated in Illinois from either the lender or from the  
21 secondary market.

22           (t) "Borrower" shall mean the person or persons who seek  
23 the services of a loan broker, originator, or lender.

24           (u) "Originating" shall mean the issuing of commitments for  
25 and funding of residential mortgage loans.

26           (v) "Loan brokerage agreement" shall mean a written



1 agreement in which a broker or loan broker agrees to do either  
2 of the following:

3 (1) obtain a residential mortgage loan for the borrower  
4 or assist the borrower in obtaining a residential mortgage  
5 loan; or

6 (2) consider making a residential mortgage loan to the  
7 borrower.

8 (w) "Advertisement" shall mean the attempt by publication,  
9 dissemination, or circulation to induce, directly or  
10 indirectly, any person to enter into a residential mortgage  
11 loan agreement or residential mortgage loan brokerage  
12 agreement relative to a mortgage secured by residential real  
13 estate situated in Illinois.

14 (x) "Residential Mortgage Board" shall mean the  
15 Residential Mortgage Board created in Section 1-5 of this Act.

16 (y) "Government-insured mortgage loan" shall mean any  
17 mortgage loan made on the security of residential real estate  
18 insured by the Department of Housing and Urban Development or  
19 Farmers Home Loan Administration, or guaranteed by the Veterans  
20 Administration.

21 (z) "Annual audit" shall mean a certified audit of the  
22 licensee's books and records and systems of internal control  
23 performed by a certified public accountant in accordance with  
24 generally accepted accounting principles and generally  
25 accepted auditing standards.

26 (aa) "Financial institution" shall mean a savings and loan

1 association, savings bank, credit union, or a bank organized  
2 under the laws of Illinois or a savings and loan association,  
3 savings bank, credit union or a bank organized under the laws  
4 of the United States and headquartered in Illinois.

5 (bb) "Escrow agent" shall mean a third party, individual or  
6 entity charged with the fiduciary obligation for holding escrow  
7 funds on a residential mortgage loan pending final payout of  
8 those funds in accordance with the terms of the residential  
9 mortgage loan.

10 (cc) "Net worth" shall have the meaning ascribed thereto in  
11 Section 3-5 of this Act.

12 (dd) "Affiliate" shall mean:

13 (1) any entity that directly controls or is controlled  
14 by the licensee and any other company that is directly  
15 affecting activities regulated by this Act that is  
16 controlled by the company that controls the licensee;

17 (2) any entity:

18 (A) that is controlled, directly or indirectly, by  
19 a trust or otherwise, by or for the benefit of  
20 shareholders who beneficially or otherwise control,  
21 directly or indirectly, by trust or otherwise, the  
22 licensee or any company that controls the licensee; or

23 (B) a majority of the directors or trustees of  
24 which constitute a majority of the persons holding any  
25 such office with the licensee or any company that  
26 controls the licensee;

1           (3) any company, including a real estate investment  
2           trust, that is sponsored and advised on a contractual basis  
3           by the licensee or any subsidiary or affiliate of the  
4           licensee.

5           The Commissioner may define by rule and regulation any  
6           terms used in this Act for the efficient and clear  
7           administration of this Act.

8           (ee) "First tier subsidiary" shall be defined by regulation  
9           incorporating the comparable definitions used by the Office of  
10          the Comptroller of the Currency and the Illinois Commissioner  
11          of Banks and Real Estate.

12          (ff) "Gross delinquency rate" means the quotient  
13          determined by dividing (1) the sum of (i) the number of  
14          government-insured residential mortgage loans funded or  
15          purchased by a licensee in the preceding calendar year that are  
16          delinquent and (ii) the number of conventional residential  
17          mortgage loans funded or purchased by the licensee in the  
18          preceding calendar year that are delinquent by (2) the sum of  
19          (i) the number of government-insured residential mortgage  
20          loans funded or purchased by the licensee in the preceding  
21          calendar year and (ii) the number of conventional residential  
22          mortgage loans funded or purchased by the licensee in the  
23          preceding calendar year.

24          (gg) "Delinquency rate factor" means the factor set by rule  
25          of the Commissioner that is multiplied by the average gross  
26          delinquency rate of licensees, determined annually for the

1 immediately preceding calendar year, for the purpose of  
2 determining which licensees shall be examined by the  
3 Commissioner pursuant to subsection (b) of Section 4-8 of this  
4 Act.

5 (hh) "Loan originator" means any natural person who, for  
6 compensation or in the expectation of compensation, either  
7 directly or indirectly makes, offers to make, solicits, places,  
8 or negotiates a residential mortgage loan. This definition  
9 applies only to Section 7-1 of this Act.

10 (ii) "Confidential supervisory information" means any  
11 report of examination, visitation, or investigation prepared  
12 by the Commissioner under this Act, any report of examination  
13 visitation, or investigation prepared by the state regulatory  
14 authority of another state that examines a licensee, any  
15 document or record prepared or obtained in connection with or  
16 relating to any examination, visitation, or investigation, and  
17 any record prepared or obtained by the Commissioner to the  
18 extent that the record summarizes or contains information  
19 derived from any report, document, or record described in this  
20 subsection. "Confidential supervisory information" does not  
21 include any information or record routinely prepared by a  
22 licensee and maintained in the ordinary course of business or  
23 any information or record that is required to be made publicly  
24 available pursuant to State or federal law or rule.

25 (jj) "Mortgage loan originator" means an individual who for  
26 compensation or gain or in the expectation of compensation or

1 gain:

2 (i) takes a residential mortgage loan application; or

3 (ii) offers or negotiates terms of a residential  
4 mortgage loan.

5 "Mortgage loan originator" includes an individual engaged  
6 in loan modification activities as defined in subsection (yy)  
7 of this Section. A mortgage loan originator engaged in loan  
8 modification activities shall report those activities to the  
9 Department of Financial and Professional Regulation in the  
10 manner provided by the Department; however, the Department  
11 shall not impose a fee for reporting, nor require any  
12 additional qualifications to engage in those activities beyond  
13 those provided pursuant to this Act for mortgage loan  
14 originators.

15 "Mortgage loan originator" does not include an individual  
16 engaged solely as a loan processor or underwriter except as  
17 otherwise provided in subsection (d) of Section 7-1A of this  
18 Act.

19 "Mortgage loan originator" does not include a person or  
20 entity that only performs real estate brokerage activities and  
21 is licensed in accordance with the Real Estate License Act of  
22 2000, unless the person or entity is compensated by a lender, a  
23 mortgage broker, or other mortgage loan originator, or by any  
24 agent of that lender, mortgage broker, or other mortgage loan  
25 originator.

26 "Mortgage loan originator" does not include a person or

1 entity solely involved in extensions of credit relating to  
2 timeshare plans, as that term is defined in Section 101(53D) of  
3 Title 11, United States Code.

4 (kk) "Depository institution" has the same meaning as in  
5 Section 3 of the Federal Deposit Insurance Act, and includes  
6 any credit union.

7 (ll) "Dwelling" means a residential structure or mobile  
8 home which contains one to 4 family housing units, or  
9 individual units of condominiums or cooperatives.

10 (mm) "Immediate family member" means a spouse, child,  
11 sibling, parent, grandparent, or grandchild, and includes  
12 step-parents, step-children, step-siblings, or adoptive  
13 relationships.

14 (nn) "Individual" means a natural person.

15 (oo) "Loan processor or underwriter" means an individual  
16 who performs clerical or support duties as an employee at the  
17 direction of and subject to the supervision and instruction of  
18 a person licensed, or exempt from licensing, under this Act.  
19 "Clerical or support duties" includes subsequent to the receipt  
20 of an application:

21 (i) the receipt, collection, distribution, and  
22 analysis of information common for the processing or  
23 underwriting of a residential mortgage loan; and

24 (ii) communicating with a consumer to obtain the  
25 information necessary for the processing or underwriting  
26 of a loan, to the extent that the communication does not

1 include offering or negotiating loan rates or terms, or  
2 counseling consumers about residential mortgage loan rates  
3 or terms. An individual engaging solely in loan processor  
4 or underwriter activities shall not represent to the  
5 public, through advertising or other means of  
6 communicating or providing information, including the use  
7 of business cards, stationery, brochures, signs, rate  
8 lists, or other promotional items, that the individual can  
9 or will perform any of the activities of a mortgage loan  
10 originator.

11 (pp) "Nationwide Mortgage Licensing System and Registry"  
12 means a mortgage licensing system developed and maintained by  
13 the Conference of State Bank Supervisors and the American  
14 Association of Residential Mortgage Regulators for the  
15 licensing and registration of licensed mortgage loan  
16 originators.

17 (qq) "Nontraditional mortgage product" means any mortgage  
18 product other than a 30-year fixed rate mortgage.

19 (rr) "Person" means a natural person, corporation,  
20 company, limited liability company, partnership, or  
21 association.

22 (ss) "Real estate brokerage activity" means any activity  
23 that involves offering or providing real estate brokerage  
24 services to the public, including:

25 (1) acting as a real estate agent or real estate broker  
26 for a buyer, seller, lessor, or lessee of real property;

1           (2) bringing together parties interested in the sale,  
2 purchase, lease, rental, or exchange of real property;

3           (3) negotiating, on behalf of any party, any portion of  
4 a contract relating to the sale, purchase, lease, rental,  
5 or exchange of real property, other than in connection with  
6 providing financing with respect to any such transaction;

7           (4) engaging in any activity for which a person engaged  
8 in the activity is required to be registered or licensed as  
9 a real estate agent or real estate broker under any  
10 applicable law; or

11           (5) offering to engage in any activity, or act in any  
12 capacity, described in this subsection (ss).

13           (tt) "Registered mortgage loan originator" means any  
14 individual that:

15           (1) meets the definition of mortgage loan originator  
16 and is an employee of:

17                   (A) a depository institution;

18                   (B) a subsidiary that is:

19                           (i) owned and controlled by a depository  
20 institution; and

21                           (ii) regulated by a federal banking agency; or

22                   (C) an institution regulated by the Farm Credit  
23 Administration; and

24           (2) is registered with, and maintains a unique  
25 identifier through, the Nationwide Mortgage Licensing  
26 System and Registry.



1 (uu) "Unique identifier" means a number or other identifier  
2 assigned by protocols established by the Nationwide Mortgage  
3 Licensing System and Registry.

4 (vv) "Residential mortgage license" means a license issued  
5 pursuant to Section 1-3, 2-2, or 2-6 of this Act.

6 (ww) "Mortgage loan originator license" means a license  
7 issued pursuant to Section 7-1A, 7-3, or 7-6 of this Act.

8 (xx) "Secretary" means the Secretary of the Department of  
9 Financial and Professional Regulation, or a person authorized  
10 by the Secretary or by this Act to act in the Secretary's  
11 stead.

12 (yy) "Loan modification" means, for compensation or gain,  
13 either directly or indirectly offering or negotiating on behalf  
14 of a borrower or homeowner to adjust the terms of a residential  
15 mortgage loan in a manner not provided for in the original or  
16 previously modified mortgage loan.

17 (zz) "Short sale facilitation" means, for compensation or  
18 gain, either directly or indirectly offering or negotiating on  
19 behalf of a borrower or homeowner to facilitate the sale of  
20 residential real estate subject to one or more residential  
21 mortgage loans or debts constituting liens on the property in  
22 which the proceeds from selling the residential real estate  
23 will fall short of the amount owed and the lien holders are  
24 contacted to agree to release their lien on the residential  
25 real estate and accept less than the full amount owed on the  
26 debt.

1 (Source: P.A. 96-112, eff. 7-31-09; 96-1000, eff. 7-2-10;  
2 96-1216, eff. 1-1-11; 97-143, eff. 7-14-11.)

3 (205 ILCS 635/2-2)

4 Sec. 2-2. Application process; investigation; fee.

5 (a) The Secretary shall issue a license upon completion of  
6 all of the following:

7 (1) The filing of an application for license with the  
8 Director or the Nationwide Mortgage Licensing System and  
9 Registry as approved by the Director.

10 (2) The filing with the Secretary of a listing of  
11 judgments entered against, and bankruptcy petitions by,  
12 the license applicant for the preceding 10 years.

13 (3) The payment, in certified funds, of investigation  
14 and application fees, the total of which shall be in an  
15 amount equal to \$2,700 ~~\$2,043~~ annually. To comply with the  
16 common renewal date and requirements of the Nationwide  
17 Mortgage Licensing System and Registry, the term of initial  
18 licenses may be extended or shortened with applicable fees  
19 prorated or combined accordingly.

20 (4) Except for a broker applying to renew a license,  
21 the filing of an audited balance sheet including all  
22 footnotes prepared by a certified public accountant in  
23 accordance with generally accepted accounting principles  
24 and generally accepted auditing principles which evidences  
25 that the applicant meets the net worth requirements of

1 Section 3-5.

2 (5) The filing of proof satisfactory to the  
3 Commissioner that the applicant, the members thereof if the  
4 applicant is a partnership or association, the members or  
5 managers thereof that retain any authority or  
6 responsibility under the operating agreement if the  
7 applicant is a limited liability company, or the officers  
8 thereof if the applicant is a corporation have 3 years  
9 experience preceding application in real estate finance.  
10 Instead of this requirement, the applicant and the  
11 applicant's officers or members, as applicable, may  
12 satisfactorily complete a program of education in real  
13 estate finance and fair lending, as approved by the  
14 Commissioner, prior to receiving the initial license. The  
15 Commissioner shall promulgate rules regarding proof of  
16 experience requirements and educational requirements and  
17 the satisfactory completion of those requirements. The  
18 Commissioner may establish by rule a list of duly licensed  
19 professionals and others who may be exempt from this  
20 requirement.

21 (6) An investigation of the averments required by  
22 Section 2-4, which investigation must allow the  
23 Commissioner to issue positive findings stating that the  
24 financial responsibility, experience, character, and  
25 general fitness of the license applicant and of the members  
26 thereof if the license applicant is a partnership or

1 association, of the officers and directors thereof if the  
2 license applicant is a corporation, and of the managers and  
3 members that retain any authority or responsibility under  
4 the operating agreement if the license applicant is a  
5 limited liability company are such as to command the  
6 confidence of the community and to warrant belief that the  
7 business will be operated honestly, fairly and efficiently  
8 within the purpose of this Act. If the Commissioner shall  
9 not so find, he or she shall not issue such license, and he  
10 or she shall notify the license applicant of the denial.

11 The Commissioner may impose conditions on a license if the  
12 Commissioner determines that the conditions are necessary or  
13 appropriate. These conditions shall be imposed in writing and  
14 shall continue in effect for the period prescribed by the  
15 Commissioner.

16 (b) All licenses shall be issued to the license applicant.

17 Upon receipt of such license, a residential mortgage  
18 licensee shall be authorized to engage in the business  
19 regulated by this Act. Such license shall remain in full force  
20 and effect until it expires without renewal, is surrendered by  
21 the licensee or revoked or suspended as hereinafter provided.

22 (Source: P.A. 95-1047, eff. 4-6-09; 96-112, eff. 7-31-09;  
23 96-1000, eff. 7-2-10.)

24 (205 ILCS 635/2-3A new)

25 Sec. 2-3A. Residential mortgage license application and

1 issuance.

2 (a) Applicants for a license shall apply in a form  
3 prescribed by the Director. Each form shall contain content as  
4 set forth by rule, regulation, instruction, or procedure of the  
5 Director and may be changed or updated as necessary by the  
6 Director in order to carry out the purposes of this Act.

7 (b) In order to fulfill the purposes of this Act, the  
8 Director is authorized to establish relationships or contracts  
9 with the Nationwide Mortgage Licensing System and Registry or  
10 other entities designated by the Nationwide Mortgage Licensing  
11 System and Registry to collect and maintain records and process  
12 transaction fees or other fees related to licensees or other  
13 persons subject to this Act.

14 (c) In connection with an application for licensing, the  
15 applicant may be required, at a minimum, to furnish to the  
16 Nationwide Mortgage Licensing System and Registry information  
17 concerning the applicant's identity, including:

18 (1) fingerprints for submission to the Federal Bureau  
19 of Investigation or any governmental agency or entity  
20 authorized to receive such information for a State,  
21 national, and international criminal history background  
22 check; and

23 (2) personal history and experience in a form  
24 prescribed by the Nationwide Mortgage Licensing System and  
25 Registry, including the submission of authorization for  
26 the Nationwide Mortgage Licensing System and Registry and

1           the Director to obtain:

2                   (A) an independent credit report obtained from a  
3                   consumer reporting agency described in Section 603(p)  
4                   of the Fair Credit Reporting Act (15 U.S.C. 1681a(p));  
5                   and

6                   (B) information related to any administrative,  
7                   civil, or criminal findings by any governmental  
8                   jurisdiction.

9           (d) For the purposes of this Section, and in order to  
10           reduce the points of contact that the Federal Bureau of  
11           Investigation may have to maintain for purposes of subsection  
12           (c) of this Section, the Director may use the Nationwide  
13           Mortgage Licensing System and Registry as a channeling agent  
14           for requesting information from and distributing information  
15           to the Department of Justice or any governmental agency.

16           (e) For the purposes of this Section, and in order to  
17           reduce the points of contact that the Director may have to  
18           maintain for purposes of item (2) of subsection (c) of this  
19           Section, the Director may use the Nationwide Mortgage Licensing  
20           System and Registry as a channeling agent for requesting and  
21           distributing information to and from any source so directed by  
22           the Director.

23           (205 ILCS 635/2-4) (from Ch. 17, par. 2322-4)

24           Sec. 2-4. Avertisments of Licensee. Each application for  
25           license or for the renewal of a license shall be accompanied by

1 the following averments stating that the applicant:

2 (a) Will maintain at least one full service office  
3 within the State of Illinois pursuant to Section 3-4 of  
4 this Act;

5 (b) Will maintain staff reasonably adequate to meet the  
6 requirements of Section 3-4 of this Act;

7 (c) Will keep and maintain for 36 months the same  
8 written records as required by the federal Equal Credit  
9 Opportunity Act, and any other information required by  
10 regulations of the Commissioner regarding any home  
11 mortgage in the course of the conduct of its residential  
12 mortgage business;

13 (d) Will file with the Commissioner or Nationwide  
14 Mortgage Licensing System and Registry as applicable, when  
15 due, any report or reports which it is required to file  
16 under any of the provisions of this Act;

17 (e) Will not engage, whether as principal or agent, in  
18 the practice of rejecting residential mortgage  
19 applications without reasonable cause, or varying terms or  
20 application procedures without reasonable cause, for home  
21 mortgages on real estate within any specific geographic  
22 area from the terms or procedures generally provided by the  
23 licensee within other geographic areas of the State;

24 (f) Will not engage in fraudulent home mortgage  
25 underwriting practices;

26 (g) Will not make payment, whether directly or

1 indirectly, of any kind to any in house or fee appraiser of  
2 any government or private money lending agency with which  
3 an application for a home mortgage has been filed for the  
4 purpose of influencing the independent judgment of the  
5 appraiser with respect to the value of any real estate  
6 which is to be covered by such home mortgage;

7 (h) Has filed tax returns (State and Federal) for the  
8 past 3 years or filed with the Commissioner an accountant's  
9 or attorney's statement as to why no return was filed;

10 (i) Will not engage in any discrimination or redlining  
11 activities prohibited by Section 3-8 of this Act;

12 (j) Will not knowingly make any false promises likely  
13 to influence or persuade, or pursue a course of  
14 misrepresentation and false promises through agents,  
15 solicitors, advertising or otherwise;

16 (k) Will not knowingly misrepresent, circumvent or  
17 conceal, through whatever subterfuge or device, any of the  
18 material particulars or the nature thereof, regarding a  
19 transaction to which it is a party to the injury of another  
20 party thereto;

21 (l) Will disburse funds in accordance with its  
22 agreements;

23 (m) Has not committed a crime against the law of this  
24 State, any other state or of the United States, involving  
25 moral turpitude, fraudulent or dishonest dealing, and that  
26 no final judgment has been entered against it in a civil



1 action upon grounds of fraud, misrepresentation or deceit  
2 which has not been previously reported to the Commissioner;

3 (n) Will account or deliver to the owner upon request  
4 any personal property such as money, fund, deposit, check,  
5 draft, mortgage, other document or thing of value which it  
6 is not in law or equity entitled to retain under the  
7 circumstances;

8 (o) Has not engaged in any conduct which would be cause  
9 for denial of a license;

10 (p) Has not become insolvent;

11 (q) Has not submitted an application for a license  
12 under this Act which contains a material misstatement;

13 (r) Has not demonstrated by course of conduct,  
14 negligence or incompetence in performing any act for which  
15 it is required to hold a license under this Act;

16 (s) Will advise the Commissioner in writing, or the  
17 Nationwide Mortgage Licensing System and Registry as  
18 applicable, of any changes to the information submitted on  
19 the most recent application for license within 30 days of  
20 said change. The written notice must be signed in the same  
21 form as the application for license being amended;

22 (t) Will comply with the provisions of this Act, or  
23 with any lawful order, rule or regulation made or issued  
24 under the provisions of this Act;

25 (u) Will submit to periodic examination by the  
26 Commissioner as required by this Act;

1 (v) Will advise the Commissioner in writing of  
2 judgments entered against, and bankruptcy petitions by,  
3 the license applicant within 5 days of occurrence;

4 (w) Will advise the Commissioner in writing within 30  
5 days of any request made to a licensee under this Act to  
6 repurchase a loan in a manner that completely and clearly  
7 identifies to whom the request was made, the loans  
8 involved, and the reason therefor;

9 (x) Will advise the Commissioner in writing within 30  
10 days of any request from any entity to repurchase a loan in  
11 a manner that completely and clearly identifies to whom the  
12 request was made, the loans involved, and the reason for  
13 the request;

14 (y) Will at all times act in a manner consistent with  
15 subsections (a) and (b) of Section 1-2 of this Act; ~~and~~

16 (z) Will not knowingly hire or employ a loan originator  
17 who is not registered, or mortgage loan originator who is  
18 not licensed, with the Commissioner as required under  
19 Section 7-1 or Section 7-1A, as applicable, of this Act; ~~-~~

20 (aa) Will not charge or collect advance payments from  
21 borrowers or homeowners for engaging in loan modification;  
22 and

23 (bb) Will not structure activities or contracts to  
24 evade provisions of this Act.

25 A licensee who fails to fulfill obligations of an averment,  
26 to comply with averments made, or otherwise violates any of the

1 averments made under this Section shall be subject to the  
2 penalties in Section 4-5 of this Act.

3 (Source: P.A. 95-331, eff. 8-21-07; 96-112, eff. 7-31-09.)

4 (205 ILCS 635/3-2) (from Ch. 17, par. 2323-2)

5 Sec. 3-2. Annual audit.

6 (a) At the licensee's fiscal year-end, but in no case more  
7 than 12 months after the last audit conducted pursuant to this  
8 Section, except as otherwise provided in this Section, it shall  
9 be mandatory for each residential mortgage licensee to cause  
10 its books and accounts to be audited by a certified public  
11 accountant not connected with such licensee. The books and  
12 records of all licensees under this Act shall be maintained on  
13 an accrual basis. The audit must be sufficiently comprehensive  
14 in scope to permit the expression of an opinion on the  
15 financial statements, which must be prepared in accordance with  
16 generally accepted accounting principles, and must be  
17 performed in accordance with generally accepted auditing  
18 standards. Notwithstanding the requirements of this  
19 subsection, a licensee that is a first tier subsidiary may  
20 submit audited consolidated financial statements of its parent  
21 as long as the consolidated statements are supported by  
22 consolidating statements. The licensee's chief financial  
23 officer shall attest to the licensee's financial statements  
24 disclosed in the consolidating statements.

25 (b) As used herein, the term "expression of opinion"

1 includes either (1) an unqualified opinion, (2) a qualified  
2 opinion, (3) a disclaimer of opinion, or (4) an adverse  
3 opinion.

4 (c) If a qualified or adverse opinion is expressed or if an  
5 opinion is disclaimed, the reasons therefore must be fully  
6 explained. An opinion, qualified as to a scope limitation,  
7 shall not be acceptable.

8 (d) The most recent audit report shall be filed with the  
9 Commissioner within 90 days after the end of the licensee's  
10 fiscal year, or with the Nationwide Mortgage Licensing System  
11 and Registry, if applicable, pursuant to Mortgage Call Report  
12 requirements. The report filed with the Commissioner shall be  
13 certified by the certified public accountant conducting the  
14 audit. The Commissioner may promulgate rules regarding late  
15 audit reports.

16 (e) If any licensee required to make an audit shall fail to  
17 cause an audit to be made, the Commissioner shall cause the  
18 same to be made by a certified public accountant at the  
19 licensee's expense. The Commissioner shall select such  
20 certified public accountant by advertising for bids or by such  
21 other fair and impartial means as he or she establishes by  
22 regulation.

23 (f) In lieu of the audit or compilation financial statement  
24 required by this Section, a licensee shall submit and the  
25 Commissioner may accept any audit made in conformance with the  
26 audit requirements of the U.S. Department of Housing and Urban

1 Development.

2 (g) With respect to licensees who solely broker residential  
3 mortgage loans as defined in subsection (o) of Section 1-4,  
4 instead of the audit required by this Section, the Commissioner  
5 may accept compilation financial statements prepared at least  
6 every 12 months, and the compilation financial statement must  
7 be ~~prepared by an independent certified public accountant~~  
8 ~~licensed under the Illinois Public Accounting Act or by an~~  
9 ~~equivalent state licensing law with full disclosure in~~  
10 ~~accordance with generally accepted accounting principals and~~  
11 ~~must be~~ submitted within 90 days after the end of the  
12 licensee's fiscal year, or with the Nationwide Mortgage  
13 Licensing System and Registry, if applicable, pursuant to  
14 Mortgage Call Report requirements. If a licensee under this  
15 Section fails to file a compilation as required, the  
16 Commissioner shall cause an audit of the licensee's books and  
17 accounts to be made by a certified public accountant at the  
18 licensee's expense. The Commissioner shall select the  
19 certified public accountant by advertising for bids or by such  
20 other fair and impartial means as he or she establishes by  
21 rule. A licensee who files false or misleading compilation  
22 financial statements is guilty of a business offense and shall  
23 be fined not less than \$5,000.

24 (h) The workpapers of the certified public accountants  
25 employed by each licensee for purposes of this Section are to  
26 be made available to the Commissioner or the Commissioner's

1 designee upon request and may be reproduced by the Commissioner  
2 or the Commissioner's designee to enable to the Commissioner to  
3 carry out the purposes of this Act.

4 (i) Notwithstanding any other provision of this Section, if  
5 a licensee relying on subsection (g) of this Section causes its  
6 books to be audited at any other time or causes its financial  
7 statements to be reviewed, a complete copy of the audited or  
8 reviewed financial statements shall be delivered to the  
9 Commissioner at the time of the annual license renewal payment  
10 following receipt by the licensee of the audited or reviewed  
11 financial statements. All workpapers shall be made available to  
12 the Commissioner upon request. The financial statements and  
13 workpapers may be reproduced by the Commissioner or the  
14 Commissioner's designee to carry out the purposes of this Act.

15 (Source: P.A. 96-112, eff. 7-31-09; revised 11-18-11.)

16 (205 ILCS 635/4-5) (from Ch. 17, par. 2324-5)

17 Sec. 4-5. Suspension, revocation of licenses; fines.

18 (a) Upon written notice to a licensee, the Commissioner may  
19 suspend or revoke any license issued pursuant to this Act if he  
20 or she shall make a finding of one or more of the following in  
21 the notice that:

22 (1) Through separate acts or an act or a course of  
23 conduct, the licensee has violated any provisions of this  
24 Act, any rule or regulation promulgated by the Commissioner  
25 or of any other law, rule or regulation of this State or

1 the United States.

2 (2) Any fact or condition exists which, if it had  
3 existed at the time of the original application for such  
4 license would have warranted the Commissioner in refusing  
5 originally to issue such license.

6 (3) If a licensee is other than an individual, any  
7 ultimate equitable owner, officer, director, or member of  
8 the licensed partnership, association, corporation, or  
9 other entity has so acted or failed to act as would be  
10 cause for suspending or revoking a license to that party as  
11 an individual.

12 (b) No license shall be suspended or revoked, except as  
13 provided in this Section, nor shall any licensee be fined  
14 without notice of his or her right to a hearing as provided in  
15 Section 4-12 of this Act.

16 (c) The Commissioner, on good cause shown that an emergency  
17 exists, may suspend any license for a period not exceeding 180  
18 days, pending investigation. Upon a showing that a licensee has  
19 failed to meet the experience or educational requirements of  
20 Section 2-2 or the requirements of subsection (g) of Section  
21 3-2, the Commissioner shall suspend, prior to hearing as  
22 provided in Section 4-12, the license until those requirements  
23 have been met.

24 (d) The provisions of subsection (e) of Section 2-6 of this  
25 Act shall not affect a licensee's civil or criminal liability  
26 for acts committed prior to surrender of a license.

1 (e) No revocation, suspension or surrender of any license  
2 shall impair or affect the obligation of any pre-existing  
3 lawful contract between the licensee and any person.

4 (f) Every license issued under this Act shall remain in  
5 force and effect until the same shall have expired without  
6 renewal, have been surrendered, revoked or suspended in  
7 accordance with the provisions of this Act, but the  
8 Commissioner shall have authority to reinstate a suspended  
9 license or to issue a new license to a licensee whose license  
10 shall have been revoked if no fact or condition then exists  
11 which would have warranted the Commissioner in refusing  
12 originally to issue such license under this Act.

13 (g) Whenever the Commissioner shall revoke or suspend a  
14 license issued pursuant to this Act or fine a licensee under  
15 this Act, he or she shall forthwith execute a written order to  
16 that effect. The Commissioner shall publish notice of such  
17 order in the Illinois Register and post notice of the order on  
18 an agency Internet site maintained by the Commissioner or on  
19 the Nationwide Mortgage Licensing System and Registry and shall  
20 forthwith serve a copy of such order upon the licensee. Any  
21 such order may be reviewed in the manner provided by Section  
22 4-12 of this Act.

23 (h) When the Commissioner finds any person in violation of  
24 the grounds set forth in subsection (i), he or she may enter an  
25 order imposing one or more of the following penalties:

26 (1) Revocation of license;



1           (2) Suspension of a license subject to reinstatement  
2           upon satisfying all reasonable conditions the Commissioner  
3           may specify;

4           (3) Placement of the licensee or applicant on probation  
5           for a period of time and subject to all reasonable  
6           conditions as the Commissioner may specify;

7           (4) Issuance of a reprimand;

8           (5) Imposition of a fine not to exceed \$25,000 for each  
9           count of separate offense, provided that a fine may be  
10           imposed not to exceed \$75,000 for each separate count of  
11           offense of paragraph (2) of subsection (i) of this Section;

12           and

13           (6) Denial of a license.

14           (i) The following acts shall constitute grounds for which  
15           the disciplinary actions specified in subsection (h) above may  
16           be taken:

17           (1) Being convicted or found guilty, regardless of  
18           pendency of an appeal, of a crime in any jurisdiction which  
19           involves fraud, dishonest dealing, or any other act of  
20           moral turpitude;

21           (2) Fraud, misrepresentation, deceit or negligence in  
22           any mortgage financing transaction;

23           (3) A material or intentional misstatement of fact on  
24           an initial or renewal application;

25           (4) Failure to follow the Commissioner's regulations  
26           with respect to placement of funds in escrow accounts;

1           (5) Insolvency or filing under any provision of the  
2 Bankruptcy Code as a debtor;

3           (6) Failure to account or deliver to any person any  
4 property such as any money, fund, deposit, check, draft,  
5 mortgage, or other document or thing of value, which has  
6 come into his or her hands and which is not his or her  
7 property or which he or she is not in law or equity  
8 entitled to retain, under the circumstances and at the time  
9 which has been agreed upon or is required by law or, in the  
10 absence of a fixed time, upon demand of the person entitled  
11 to such accounting and delivery;

12           (7) Failure to disburse funds in accordance with  
13 agreements;

14           (8) Any misuse, misapplication, or misappropriation of  
15 trust funds or escrow funds;

16           (9) Having a license, or the equivalent, to practice  
17 any profession or occupation revoked, suspended, or  
18 otherwise acted against, including the denial of licensure  
19 by a licensing authority of this State or another state,  
20 territory or country for fraud, dishonest dealing or any  
21 other act of moral turpitude;

22           (10) Failure to issue a satisfaction of mortgage when  
23 the residential mortgage has been executed and proceeds  
24 were not disbursed to the benefit of the mortgagor and when  
25 the mortgagor has fully paid licensee's costs and  
26 commission;

1           (11) Failure to comply with any order of the  
2 Commissioner or rule made or issued under the provisions of  
3 this Act;

4           (12) Engaging in activities regulated by this Act  
5 without a current, active license unless specifically  
6 exempted by this Act;

7           (13) Failure to pay in a timely manner any fee, charge  
8 or fine under this Act;

9           (14) Failure to maintain, preserve, and keep available  
10 for examination, all books, accounts or other documents  
11 required by the provisions of this Act and the rules of the  
12 Commissioner;

13           (15) Refusing, obstructing, evading, or unreasonably  
14 delaying an investigation, information request, or  
15 examination authorized under this Act, or refusing,  
16 obstructing, evading, or unreasonably delaying compliance  
17 with the Director's subpoena or subpoena duces tecum;

18           (16) A pattern of substantially underestimating the  
19 maximum closing costs;

20           (17) Failure to comply with or violation of any  
21 provision of this Act; ~~—~~

22           (18) Failure to comply with or violation of any  
23 provision of Article 3 of the Residential Real Property  
24 Disclosure Act.

25           (j) A licensee shall be subject to the disciplinary actions  
26 specified in this Act for violations of subsection (i) by any

1 officer, director, shareholder, joint venture, partner,  
2 ultimate equitable owner, or employee of the licensee.

3 (k) Such licensee shall be subject to suspension or  
4 revocation for unauthorized employee actions only if there is a  
5 pattern of repeated violations by employees or the licensee has  
6 knowledge of the violations, or there is substantial harm to a  
7 consumer.

8 (l) Procedure for surrender of license:

9 (1) The Commissioner may, after 10 days notice by  
10 certified mail to the licensee at the address set forth on  
11 the license, stating the contemplated action and in general  
12 the grounds therefor and the date, time and place of a  
13 hearing thereon, and after providing the licensee with a  
14 reasonable opportunity to be heard prior to such action,  
15 fine such licensee an amount not exceeding \$25,000 per  
16 violation, or revoke or suspend any license issued  
17 hereunder if he or she finds that:

18 (i) The licensee has failed to comply with any  
19 provision of this Act or any order, decision, finding,  
20 rule, regulation or direction of the Commissioner  
21 lawfully made pursuant to the authority of this Act; or

22 (ii) Any fact or condition exists which, if it had  
23 existed at the time of the original application for the  
24 license, clearly would have warranted the Commissioner  
25 in refusing to issue the license.

26 (2) Any licensee may submit application to surrender a

1 license, but upon the Director approving the surrender, it  
2 shall not affect the licensee's civil or criminal liability  
3 for acts committed prior to surrender or entitle the  
4 licensee to a return of any part of the license fee.

5 (Source: P.A. 96-112, eff. 7-31-09.)

6 (205 ILCS 635/4-8.2)

7 Sec. 4-8.2. Reports of violations. Any person licensed  
8 under this Act or any other person may report to the  
9 Commissioner any information to show that a person subject to  
10 this Act is or may be in violation of this Act. A licensee who  
11 files a report with the Department of Financial and  
12 Professional Regulation that another licensee is engaged in one  
13 or more violations pursuant to this Act shall not be the  
14 subject of disciplinary action by the Department, unless the  
15 Department determines, by a preponderance of the evidence  
16 available to the Department, that the reporting person  
17 knowingly and willingly participated in the violation that was  
18 reported.

19 (Source: P.A. 93-561, eff. 1-1-04.)

20 (205 ILCS 635/7-1A)

21 Sec. 7-1A. Mortgage loan originator license.

22 (a) It is unlawful for any individual to act or assume to  
23 act as a mortgage loan originator, as defined in subsection  
24 (jj) of Section 1-4 of this Act, without obtaining a license

1 from the Director, unless the individual is exempt under  
2 subsection (c) of this Section. It is unlawful for any  
3 individual who holds a mortgage loan originator license to  
4 provide short sale facilitation services unless he or she holds  
5 a license under the Real Estate License Act of 2000. Each  
6 licensed mortgage loan originator must register with and  
7 maintain a valid unique identifier issued by the Nationwide  
8 Mortgage Licensing System and Registry.

9 (b) In order to facilitate an orderly transition to  
10 licensing and minimize disruption in the mortgage marketplace,  
11 the operability date for subsection (a) of this Section shall  
12 be as provided in this subsection (b). For this purpose, the  
13 Director may require submission of licensing information to the  
14 Nationwide Mortgage Licensing System and Registry prior to the  
15 operability dates designated by the Director pursuant to items  
16 (1) and (2) of this subsection (b).

17 (1) For all individuals other than individuals  
18 described in item (2) of this subsection (b), the  
19 operability date as designated by the Director shall be no  
20 later than July 31, 2010, or any date approved by the  
21 Secretary of the U.S. Department of Housing and Urban  
22 Development, pursuant to the authority granted under  
23 federal Public Law 110-289, Section 1508.

24 (2) For all individuals registered as loan originators  
25 as of the effective date of this amendatory Act of the 96th  
26 General Assembly, the operability date as designated by the

1 Director shall be no later than January 1, 2011, or any  
2 date approved by the Secretary of the U.S. Department of  
3 Housing and Urban Development, pursuant to the authority  
4 granted under Public Law 110-289, Section 1508.

5 (3) For all individuals described in item (1) or (2) of  
6 this subsection (b) who are loss mitigation specialists  
7 employed by servicers, the operability date shall be July  
8 31, 2011, or any date approved by the Secretary of the U.S.  
9 Department of Housing and Urban Development pursuant to  
10 authority granted under Public Law 110-289, Section 1508.

11 (c) The following, when engaged in the following  
12 activities, are exempt from this Act:

13 (1) Registered mortgage loan originators, when acting  
14 for an entity described in subsection (tt) of Section 1-4.

15 (2) Any individual who offers or negotiates terms of a  
16 residential mortgage loan with or on behalf of an immediate  
17 family member of the individual.

18 (3) Any individual who offers or negotiates terms of a  
19 residential mortgage loan secured by a dwelling that served  
20 as the individual's residence.

21 (4) A licensed attorney who negotiates the terms of a  
22 residential mortgage loan on behalf of a client as an  
23 ancillary matter to the attorney's representation of the  
24 client, unless the attorney is compensated by a lender, a  
25 mortgage broker, or other mortgage loan originator or by  
26 any agent of a lender, mortgage broker, or other mortgage

1 loan originator.

2 (d) A loan processor or underwriter who is an independent  
3 contractor may not engage in the activities of a loan processor  
4 or underwriter unless he or she obtains and maintains a license  
5 under subsection (a) of this Section. Each independent  
6 contractor loan processor or underwriter licensed as a mortgage  
7 loan originator must have and maintain a valid unique  
8 identifier issued by the Nationwide Mortgage Licensing System  
9 and Registry.

10 (e) For the purposes of implementing an orderly and  
11 efficient licensing process, the Director may establish  
12 licensing rules or regulations and interim procedures for  
13 licensing and acceptance of applications. For previously  
14 registered or licensed individuals, the Director may establish  
15 expedited review and licensing procedures.

16 (Source: P.A. 96-112, eff. 7-31-09.)

17 (205 ILCS 635/7-11)

18 Sec. 7-11. Mortgage loan originator suspension or  
19 revocation of registration; refusal to renew; fines.

20 (a) In addition to any other action authorized by this Act  
21 or any other applicable law, rule or regulation, the Director  
22 may do the following:

23 (1) Suspend, revoke, or refuse to renew a license or  
24 reprimand, place on probation or otherwise discipline a  
25 licensee if the Director finds that the mortgage loan



1           originator has violated this Act or any other applicable  
2           law or regulation or has been convicted of a criminal  
3           offense.

4           (2) Impose a fine of not more than \$1,000 or, for  
5           engaging in an act prohibited by item (1) of Section 7-13,  
6           not more than \$3,000 for each day for each violation of  
7           this Act or any other applicable law or regulation that is  
8           committed. If the Mortgage Loan Originator engages in a  
9           pattern of repeated violations, the Director may impose a  
10          fine of not more than \$2,000 or, for engaging in an act  
11          prohibited by item (1) of Section 7-13, not more than  
12          \$6,000 for each day for each violation committed. In  
13          determining the amount of a fine to be imposed pursuant to  
14          this Act or any other applicable law or regulation, the  
15          Director shall consider all of the following:

16                 (A) The seriousness of the violation;

17                 (B) The mortgage loan originator's good faith  
18                 efforts to prevent the violation; and

19                 (C) The mortgage loan originator's history of  
20                 violations and compliance with orders.

21          (b) In addition to any other action authorized by this Act  
22          or any other applicable law, rule or regulation, the Director  
23          may investigate alleged violations of the Act or any other  
24          applicable law, rule or regulation and complaints concerning  
25          any such violation. The Director may seek a court order to  
26          enjoin the violation.

1           (c) In addition to any other action authorized by this Act  
2 or any other applicable law, rule or regulation, if the  
3 Director determines that a mortgage loan originator is engaged  
4 in or is believed to be engaged in activities that may  
5 constitute a violation of this Act or any other applicable law,  
6 rule or regulation, the Director may issue a cease and desist  
7 order to compel the mortgage loan originator to comply with  
8 this Act or any other applicable law, rule or regulation or,  
9 upon a showing that an emergency exists, may suspend the  
10 mortgage loan originator's license for a period not exceeding  
11 180 calendar days, pending investigation.

12       (Source: P.A. 96-112, eff. 7-31-09.)

13           (205 ILCS 635/7-13)

14           Sec. 7-13. Prohibited acts and practices for mortgage loan  
15 originators. It is a violation of this Act for an individual  
16 subject to this Act to:

17           (1) Directly or indirectly employ any scheme, device,  
18 or artifice to defraud or mislead borrowers or lenders or  
19 to defraud any person.

20           (2) Engage in any unfair or deceptive practice toward  
21 any person.

22           (3) Obtain property by fraud or misrepresentation.

23           (4) Solicit or enter into a contract with a borrower  
24 that provides in substance that the person or individual  
25 subject to this Act may earn a fee or commission through

1 "best efforts" to obtain a loan even though no loan is  
2 actually obtained for the borrower.

3 (5) Solicit, advertise, or enter into a contract for  
4 specific interest rates, points, or other financing terms  
5 unless the terms are actually available at the time of  
6 soliciting, advertising, or contracting.

7 (6) Conduct any business covered by this Act without  
8 holding a valid license as required under this Act, or  
9 assist or aid and abet any person in the conduct of  
10 business under this Act without a valid license as required  
11 under this Act.

12 (7) Fail to make disclosures as required by this Act  
13 and any other applicable State or federal law, including  
14 regulations thereunder.

15 (8) Fail to comply with this Act or rules or  
16 regulations promulgated under this Act, or fail to comply  
17 with any other state or federal law, including the rules  
18 and regulations thereunder, applicable to any business  
19 authorized or conducted under this Act.

20 (9) Make, in any manner, any false or deceptive  
21 statement or representation of a material fact, or any  
22 omission of a material fact, required on any document or  
23 application subject to this Act.

24 (10) Negligently make any false statement or knowingly  
25 and willfully make any omission of material fact in  
26 connection with any information or report filed with a

1 governmental agency or the Nationwide Mortgage Licensing  
2 System and Registry or in connection with any investigation  
3 conducted by the Director or another governmental agency.

4 (11) Make any payment, threat or promise, directly or  
5 indirectly, to any person for the purpose of influencing  
6 the independent judgment of the person in connection with a  
7 residential mortgage loan, or make any payment threat or  
8 promise, directly or indirectly, to any appraiser of a  
9 property, for the purpose of influencing the independent  
10 judgment of the appraiser with respect to the value of the  
11 property.

12 (12) Collect, charge, attempt to collect or charge, or  
13 use or propose any agreement purporting to collect or  
14 charge any fee prohibited by this Act, including advance  
15 fees for loan modification.

16 (13) Cause or require a borrower to obtain property  
17 insurance coverage in an amount that exceeds the  
18 replacement cost of the improvements as established by the  
19 property insurer.

20 (14) Fail to truthfully account for monies belonging to  
21 a party to a residential mortgage loan transaction.

22 (15) Engage in conduct that constitutes dishonest  
23 dealings.

24 (16) Knowingly instruct, solicit, propose, or cause a  
25 person other than the borrower to sign a borrower's  
26 signature on a mortgage related document, or solicit,

1 accept or execute any contract or other document related to  
2 the residential mortgage transaction that contains any  
3 blanks to be filled in after signing or initialing the  
4 contract or other document, except for forms authorizing  
5 the verification of application information.

6 (17) Discourage any applicant from seeking or  
7 participating in housing or financial counseling either  
8 before or after the consummation of a loan transaction, or  
9 fail to provide information on counseling resources upon  
10 request.

11 (18) Charge for any ancillary products or services, not  
12 essential to the basic loan transaction for which the  
13 consumer has applied, without the applicant's knowledge  
14 and written authorization, or charge for any ancillary  
15 products or services not actually provided in the  
16 transaction.

17 (19) Fail to give reasonable consideration to a  
18 borrower's ability to repay the debt.

19 (20) Interfere or obstruct an investigation or  
20 examination conducted pursuant to this Act.

21 (21) Structure activities or contracts to evade  
22 provisions of this Act.

23 (Source: P.A. 96-112, eff. 7-31-09.)

24 Section 10. The Title Insurance Act is amended by changing  
25 Section 23

1 (215 ILCS 155/23) (from Ch. 73, par. 1423)

2 Sec. 23. Violation; penalties.

3 (a) Any violation of any of the provisions of this Act and,  
4 beginning January 1, 2013, any violation of any of the  
5 provisions of Article 3 of the Residential Real Property  
6 Disclosure Act shall constitute a business offense and shall  
7 subject the party violating the same to a penalty of \$1000 for  
8 each offense.

9 (b) Nothing contained in this Section shall affect the  
10 right of the Secretary to revoke or suspend a title insurance  
11 company's or independent escrowee's certificate of authority  
12 or a title insurance agent's registration under any other  
13 Section of this Act.

14 (Source: P.A. 94-893, eff. 6-20-06.)

15 Section 15. The Residential Real Property Disclosure Act is  
16 amended by changing Sections 70 and 72 as follows:

17 (765 ILCS 77/70)

18 Sec. 70. Predatory lending database program.

19 (a) As used in this Article:

20 "Adjustable rate mortgage" or "ARM" means a closed-end  
21 mortgage transaction that allows adjustments of the loan  
22 interest rate during the first 3 years of the loan term.

23 "Borrower" means a person seeking a mortgage loan.

1 "Broker" means a "broker" or "loan broker", as defined in  
2 subsection (p) of Section 1-4 of the Residential Mortgage  
3 License Act of 1987.

4 "Closing agent" means an individual assigned by a title  
5 insurance company or a broker or originator to ensure that the  
6 execution of documents related to the closing of a real estate  
7 sale or the refinancing of a real estate loan and the  
8 disbursement of closing funds are in conformity with the  
9 instructions of the entity financing the transaction.

10 "Counseling" means in-person counseling provided by a  
11 counselor employed by a HUD-certified counseling agency to all  
12 borrowers, or documented telephone counseling where a hardship  
13 would be imposed on one or more borrowers. A hardship shall  
14 exist in instances in which the borrower is confined to his or  
15 her home due to medical conditions, as verified in writing by a  
16 physician, or the borrower resides 50 miles or more from the  
17 nearest participating HUD-certified housing counseling agency.  
18 In instances of telephone counseling, the borrower must supply  
19 all necessary documents to the counselor at least 72 hours  
20 prior to the scheduled telephone counseling session.

21 "Counselor" means a counselor employed by a HUD-certified  
22 housing counseling agency.

23 "Credit score" means a credit risk score as defined by the  
24 Fair Isaac Corporation, or its successor, and reported under  
25 such names as "BEACON", "EMPIRICA", and "FAIR ISAAC RISK SCORE"  
26 by one or more of the following credit reporting agencies or

1 their successors: Equifax, Inc., Experian Information  
2 Solutions, Inc., and TransUnion LLC. If the borrower's credit  
3 report contains credit scores from 2 reporting agencies, then  
4 the broker or loan originator shall report the lower score. If  
5 the borrower's credit report contains credit scores from 3  
6 reporting agencies, then the broker or loan originator shall  
7 report the middle score.

8 "Department" means the Department of Financial and  
9 Professional Regulation.

10 "Exempt person" means that term as it is defined in  
11 subsections (d)(1) and (d)(1.5) of Section 1-4 of the  
12 Residential Mortgage License Act of 1987.

13 "First-time homebuyer" means a borrower who has not held an  
14 ownership interest in residential property.

15 "HUD-certified counseling" or "counseling" means  
16 counseling given to a borrower by a counselor employed by a  
17 HUD-certified housing counseling agency.

18 "Interest only" means a closed-end loan that permits one or  
19 more payments of interest without any reduction of the  
20 principal balance of the loan, other than the first payment on  
21 the loan.

22 "Lender" means that term as it is defined in subsection (g)  
23 of Section 1-4 of the Residential Mortgage License Act of 1987.

24 "Licensee" means that term as it is defined in subsection  
25 (e) of Section 1-4 of the Residential Mortgage License Act of  
26 1987.



1 "Mortgage loan" means that term as it is defined in  
2 subsection (f) of Section 1-4 of the Residential Mortgage  
3 License Act of 1987.

4 "Negative amortization" means an amortization method under  
5 which the outstanding balance may increase at any time over the  
6 course of the loan because the regular periodic payment does  
7 not cover the full amount of interest due.

8 "Originator" means a "loan originator" as defined in  
9 subsection (hh) of Section 1-4 of the Residential Mortgage  
10 License Act of 1987, except an exempt person.

11 "Points and fees" has the meaning ascribed to that term in  
12 Section 10 of the High Risk Home Loan Act.

13 "Prepayment penalty" means a charge imposed by a lender  
14 under a mortgage note or rider when the loan is paid before the  
15 expiration of the term of the loan.

16 "Refinancing" means a loan secured by the borrower's or  
17 borrowers' primary residence where the proceeds are not used as  
18 purchase money for the residence.

19 "Title insurance company" means any domestic company  
20 organized under the laws of this State for the purpose of  
21 conducting the business of guaranteeing or insuring titles to  
22 real estate and any title insurance company organized under the  
23 laws of another State, the District of Columbia, or a foreign  
24 government and authorized to transact the business of  
25 guaranteeing or insuring titles to real estate in this State.

26 (a-5) A predatory lending database program shall be

1 established within Cook County. The program shall be  
2 administered in accordance with this Article. The inception  
3 date of the program shall be July 1, 2008. A predatory lending  
4 database program shall be expanded to include Kane, Peoria, and  
5 Will counties. The inception date of the expansion of the  
6 program as it applies to Kane, Peoria, and Will counties shall  
7 be July 1, 2010. Until the inception date, none of the duties,  
8 obligations, contingencies, or consequences of or from the  
9 program shall be imposed. The program shall apply to all  
10 mortgage applications that are governed by this Article and  
11 that are made or taken on or after the inception of the  
12 program.

13 (b) The database created under this program shall be  
14 maintained and administered by the Department. The database  
15 shall be designed to allow brokers, originators, counselors,  
16 title insurance companies, and closing agents to submit  
17 information to the database online. The database shall not be  
18 designed to allow those entities to retrieve information from  
19 the database, except as otherwise provided in this Article.  
20 Information submitted by the broker or originator to the  
21 Department may be used to populate the online form submitted by  
22 a counselor, title insurance company, or closing agent.

23 (c) Within 10 days after taking a mortgage application, the  
24 broker or originator for any mortgage on residential property  
25 within the program area must submit to the predatory lending  
26 database all of the information required under Section 72 and

1 any other information required by the Department by rule.  
2 Within 7 days after receipt of the information, the Department  
3 shall compare that information to the housing counseling  
4 standards in Section 73 and issue to the borrower and the  
5 broker or originator a determination of whether counseling is  
6 recommended for the borrower. The borrower may not waive  
7 counseling. If at any time after submitting the information  
8 required under Section 72 the broker or originator (i) changes  
9 the terms of the loan or (ii) issues a new commitment to the  
10 borrower, then, within 5 days thereafter, the broker or  
11 originator shall re-submit all of the information required  
12 under Section 72 and, within 4 days after receipt of the  
13 information re-submitted by the broker or originator, the  
14 Department shall compare that information to the housing  
15 counseling standards in Section 73 and shall issue to the  
16 borrower and the broker or originator a new determination of  
17 whether re-counseling is recommended for the borrower based on  
18 the information re-submitted by the broker or originator. The  
19 Department shall require re-counseling if the loan terms have  
20 been modified to meet another counseling standard in Section  
21 73, or if the broker has increased the interest rate by more  
22 than 200 basis points.

23 (d) If the Department recommends counseling for the  
24 borrower under subsection (c), then the Department shall notify  
25 the borrower of all participating HUD-certified counseling  
26 agencies located within the State and direct the borrower to

1 interview with a counselor associated with one of those  
2 agencies. Within 10 days after receipt of the notice of  
3 HUD-certified counseling agencies, the borrower shall select  
4 one of those agencies and shall engage in an interview with a  
5 counselor associated with that agency. Within 7 days after  
6 interviewing the borrower, the counselor must submit to the  
7 predatory lending database all of the information required  
8 under Section 74 and any other information required by the  
9 Department by rule. Reasonable and customary costs not to  
10 exceed \$300 associated with counseling provided under the  
11 program shall be paid by the broker or originator. The  
12 Department shall annually calculate to the nearest dollar an  
13 adjusted rate for inflation. A counselor shall not recommend or  
14 suggest that a borrower contact any specific mortgage  
15 origination company, financial institution, or entity that  
16 deals in mortgage finance to obtain a loan, another quote, or  
17 for any other reason related to the specific mortgage  
18 transaction; however, a counselor may suggest that the borrower  
19 seek an opinion or a quote from another mortgage origination  
20 company, financial institution, or entity that deals in  
21 mortgage finance. A counselor or housing counseling agency that  
22 in good faith provides counseling shall not be liable to a  
23 broker or originator or borrower for civil damages, except for  
24 willful or wanton misconduct on the part of the counselor in  
25 providing the counseling.

26 (e) The broker or originator and the borrower may not take

1 any legally binding action concerning the loan transaction  
2 until the later of the following:

3 (1) the Department issues a determination not to  
4 recommend HUD-certified counseling for the borrower in  
5 accordance with subsection (c); or

6 (2) the Department issues a determination that  
7 HUD-certified counseling is recommended for the borrower  
8 and the counselor submits all required information to the  
9 database in accordance with subsection (d).

10 (f) Within 10 days after closing, the title insurance  
11 company or closing agent must submit to the predatory lending  
12 database all of the information required under Section 76 and  
13 any other information required by the Department by rule.

14 (g) The title insurance company or closing agent shall  
15 attach to the mortgage a certificate of compliance with the  
16 requirements of this Article, as generated by the database. If  
17 the title insurance company or closing agent fails to attach  
18 the certificate of compliance, then the mortgage is not  
19 recordable. In addition, if any lis pendens for a residential  
20 mortgage foreclosure is recorded on the property within the  
21 program area, a certificate of service must be simultaneously  
22 recorded that affirms that a copy of the lis pendens was filed  
23 with the Department. If the certificate of service is not  
24 recorded, then the lis pendens pertaining to the residential  
25 mortgage foreclosure in question is not recordable and is of no  
26 force and effect.

1           (h) All information provided to the predatory lending  
2 database under the program is confidential and is not subject  
3 to disclosure under the Freedom of Information Act, except as  
4 otherwise provided in this Article. Information or documents  
5 obtained by employees of the Department in the course of  
6 maintaining and administering the predatory lending database  
7 are deemed confidential. Employees are prohibited from making  
8 disclosure of such confidential information or documents. Any  
9 request for production of information from the predatory  
10 lending database, whether by subpoena, notice, or any other  
11 source, shall be referred to the Department of Financial and  
12 Professional Regulation. Any borrower may authorize in writing  
13 the release of database information. The Department may use the  
14 information in the database without the consent of the  
15 borrower: (i) for the purposes of administering and enforcing  
16 the program; (ii) to provide relevant information to a  
17 counselor providing counseling to a borrower under the program;  
18 or (iii) to the appropriate law enforcement agency or the  
19 applicable administrative agency if the database information  
20 demonstrates criminal, fraudulent, or otherwise illegal  
21 activity.

22           (i) Nothing in this Article is intended to prevent a  
23 borrower from making his or her own decision as to whether to  
24 proceed with a transaction.

25           (j) Any person who violates any provision of this Article  
26 commits an unlawful practice within the meaning of the Consumer

1 Fraud and Deceptive Business Practices Act.

2 (j-1) A violation of any provision of this Article by a  
3 mortgage banking licensee or licensed mortgage loan originator  
4 shall constitute a violation of the Residential Mortgage  
5 License Act of 1987.

6 (j-2) A violation of any provision of this Article by a  
7 title insurance company, title agent, or escrow agent shall  
8 constitute a violation of the Title Insurance Act.

9 (j-3) A violation of any provision of this Article by a  
10 housing counselor shall be referred to the Department of  
11 Housing and Urban Development.

12 (k) During the existence of the program, the Department  
13 shall submit semi-annual reports to the Governor and to the  
14 General Assembly by May 1 and November 1 of each year detailing  
15 its findings regarding the program. The report shall include,  
16 by county, at least the following information for each  
17 reporting period:

18 (1) the number of loans registered with the program;

19 (2) the number of borrowers receiving counseling;

20 (3) the number of loans closed;

21 (4) the number of loans requiring counseling for each  
22 of the standards set forth in Section 73;

23 (5) the number of loans requiring counseling where the  
24 mortgage originator changed the loan terms subsequent to  
25 counseling;

26 (6) the number of licensed mortgage brokers and loan

1 originators entering information into the database;

2 (7) the number of investigations based on information  
3 obtained from the database, including the number of  
4 licensees fined, the number of licenses suspended, and the  
5 number of licenses revoked;

6 (8) a summary of the types of non-traditional mortgage  
7 products being offered; and

8 (9) a summary of how the Department is actively  
9 utilizing the program to combat mortgage fraud.

10 (Source: P.A. 95-691, eff. 6-1-08; 96-328, eff. 8-11-09;  
11 96-856, eff. 12-31-09.)

12 (765 ILCS 77/72)

13 Sec. 72. Originator; required information. As part of the  
14 predatory lending database program, the broker or originator  
15 must submit all of the following information for inclusion in  
16 the predatory lending database for each loan for which the  
17 originator takes an application:

18 (1) The borrower's name, address, social security  
19 number or taxpayer identification number, date of birth,  
20 and income and expense information, including total  
21 monthly consumer debt, contained in the mortgage  
22 application.

23 (2) The address, permanent index number, and a  
24 description of the collateral and information about the  
25 loan or loans being applied for and the loan terms,



1 including the amount of the loan, the rate and whether the  
2 rate is fixed or adjustable, amortization or loan period  
3 terms, and any other material terms.

4 (3) The borrower's credit score at the time of  
5 application.

6 (4) Information about the originator and the company  
7 the originator works for, including the originator's  
8 license number and address, fees being charged, whether the  
9 fees are being charged as points up front, the yield spread  
10 premium payable outside closing, and other charges made or  
11 remuneration required by the broker or originator or its  
12 affiliates or the broker's or originator's employer or its  
13 affiliates for the mortgage loans.

14 (5) Information about affiliated or third party  
15 service providers, including the names and addresses of  
16 appraisers, title insurance companies, closing agents,  
17 attorneys, and realtors who are involved with the  
18 transaction and the broker or originator and any moneys  
19 received from the broker or originator in connection with  
20 the transaction.

21 (6) All information indicated on the Good Faith  
22 Estimate and Truth in Lending statement disclosures given  
23 to the borrower by the broker or originator.

24 (7) Annual real estate taxes for the property, together  
25 with any assessments payable in connection with the  
26 property to be secured by the collateral and the proposed

1 monthly principal and interest charge of all loans to be  
2 taken by the borrower and secured by the property of the  
3 borrower.

4 (8) Information concerning how the broker or  
5 originator obtained the client and the name of its referral  
6 source, if any.

7 (9) Information concerning the notices provided by the  
8 broker or originator to the borrower as required by law and  
9 the date those notices were given.

10 (10) Information concerning whether a sale and  
11 leaseback is contemplated and the names of the lessor and  
12 lessee, seller, and purchaser.

13 (11) Any and all financing by the borrower for the  
14 subject property within 12 months prior to the date of  
15 application.

16 (12) Loan information, including interest rate, term,  
17 purchase price, down payment, and closing costs.

18 (13) Whether the buyer is a first-time homebuyer or  
19 refinancing a primary residence.

20 (14) Whether the loan permits interest only payments.

21 (15) Whether the loan may result in negative  
22 amortization.

23 (16) Whether the total points and fees payable by the  
24 borrowers at or before closing will exceed 5%.

25 (17) Whether the loan includes a prepayment penalty,  
26 and, if so, the terms of the penalty.

1           (18) Whether the loan is an ARM.

2           (Source: P.A. 94-280, eff. 1-1-06; 95-691, eff. 6-1-08.)

3           Section 99. Effective date. This Act takes effect January  
4           1, 2013."