

Stricken language would be deleted from and underlined language would be added to the law as it existed prior to this session of the General Assembly.

1 State of Arkansas
2 86th General Assembly
3 Regular Session, 2007
4

As Engrossed: H3/19/07 S3/21/07

A Bill

HOUSE BILL 2407

5 By: Representative Bond
6
7

For An Act To Be Entitled

9 AN ACT TO AUTHORIZE THE SECURITIES COMMISSIONER
10 TO JOIN WITH REGULATORY AGENCIES OF OTHER STATES
11 AND ORGANIZATIONS IN ORDER TO PARTICIPATE IN AN
12 AUTOMATED MULTISTATE LICENSING SYSTEM FOR
13 MORTGAGE LOAN BROKERS, MORTGAGE LOAN BANKERS,
14 MORTGAGE LOAN SERVICES, AND MORTGAGE LOAN
15 OFFICES; TO AMEND THE FAIR MORTGAGE LENDING ACT;
16 AND FOR OTHER PURPOSES.
17

Subtitle

18 TO AUTHORIZE PARTICIPATION IN AN
19 AUTOMATED MULTISTATE LICENSING SYSTEM
20 FOR MORTGAGE LOAN BROKERS, MORTGAGE LOAN
21 BANKERS, MORTGAGE LOAN SERVICES, AND
22 MORTGAGE LOAN OFFICES, AND TO AMEND THE
23 FAIR MORTGAGE LENDING ACT.
24
25
26

27 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:
28

29 SECTION 1. Arkansas Code § 23-39-502 is amended to read as follows:
30 23-39-502. Definitions.

31 As used in this subchapter:

32 (1) "Applicant" means a person who has applied to become
33 licensed under this subchapter as a loan officer, mortgage broker, mortgage
34 banker, or mortgage servicer;

35 ~~(1)~~(2) "Branch manager" means the individual who is in charge of
36 the business operations of one (1) or more branch offices of a mortgage



1 broker, mortgage banker, or mortgage servicer;

2 ~~(2)~~(3) "Branch office" means a location that is separate and
3 distinct from the licensee's principal place of business and includes a net
4 branch or any location from which business is conducted under the license or
5 in the name of the mortgage broker, mortgage banker, or mortgage servicer:

6 (A) The address of which appears on business cards,
7 stationery, or advertising used by the licensee in connection with business
8 conducted under this subchapter at the branch office;

9 (B) At which the licensee's name, advertising, promotional
10 materials, or signage suggests that mortgage loans are originated, solicited,
11 accepted, negotiated, funded, or serviced or from which mortgage loan
12 commitments or interest rate guarantee agreements are issued; or

13 (C) Which due to the actions of any employee, associate,
14 or loan officer of the licensee may be construed by the public as a branch
15 office of the licensee where mortgage loans are originated, solicited,
16 accepted, negotiated, funded, or serviced or from which mortgage loan
17 commitments or interest rate guarantee agreements are issued;

18 ~~(3)~~(4) "Commissioner" means the Securities Commissioner and
19 includes the commissioner's designees;

20 ~~(4)~~ "Control" means the power to vote more than twenty percent
21 ~~(20%) of outstanding voting shares or other interests of a corporation,~~
22 ~~partnership, limited liability company, limited partnership, association, or~~
23 ~~trust;~~

24 (5)(A) "Control" means the power, directly or indirectly, to
25 direct the management or policies of a company, whether through ownership of
26 securities, by contract, or otherwise.

27 (B) A person is presumed to control a company if the
28 person:

29 (i) Is a director, general partner, or executive
30 officer of the company;

31 (ii) Directly or indirectly has the right to vote
32 ten percent (10%) or more of a class of a voting security of the company or
33 has the power to sell or direct the sale of ten percent (10%) or more of a
34 class of voting securities of the company;

35 (iii) In the case of a limited liability company, is
36 a managing member of the limited liability company; or

1 (iv) In the case of a partnership, has the right to
2 receive upon dissolution or has contributed ten percent (10%) or more of the
3 capital of the partnership;

4 (6) "Control affiliate" means a partnership, corporation, trust,
5 limited liability company, or other organization that directly or indirectly
6 controls or is controlled by the applicant;

7 (7) "Control person" means an individual who directly or
8 indirectly exercises control over the applicant;

9 ~~(5)~~(8) "Employee" means an individual who is licensed with or
10 employed by a mortgage broker, mortgage banker, or mortgage servicer, whether
11 by employment contract, agency, or other arrangement and regardless of
12 whether the individual is treated as an employee for purposes of compliance
13 with the federal income tax laws;

14 ~~(6)-(A)~~(9)(A) "Exempt person" means a person not required to be
15 licensed as a mortgage broker, mortgage banker, mortgage servicer, or loan
16 officer under this subchapter.

17 (B) "Exempt person" includes any of the following:

18 (i) An employee of a licensee whose responsibilities
19 are limited to clerical and administrative tasks for his or her employer and
20 who does not solicit borrowers, accept applications, or negotiate the terms
21 of loans on behalf of the employer;

22 (ii) An agency or corporate instrumentality of the
23 federal government or any state, county, or municipal government granting
24 mortgage loans under specific authority of the laws of any state or of the
25 United States;

26 (iii) A trust company or industrial loan company
27 chartered under the laws of Arkansas;

28 (iv) *An insurance company licensed or authorized to*
29 *conduct business by the State Insurance Department;*

30 (v) A small-business investment corporation licensed
31 under the Small Business Investment Act of 1958, 15 U.S.C. § 661 et seq.;

32 (vi) A real estate investment trust as defined in 26
33 U.S.C. § 856;

34 (vii) A state or federally chartered bank, savings
35 bank, savings and loan association, or credit union, the accounts of which
36 are insured by the Federal Deposit Insurance Corporation or the National

1 Credit Union Administration or any of their operating subsidiaries;

2 (viii) An agricultural loan organization that is
3 subject to licensing, supervision, or auditing by the United States
4 Agricultural Stabilization and Conservation Service, Commodity Credit
5 Corporation, ~~Farmers Home~~ Rural Housing Administration, Farm Credit
6 Administration, or the United States Department of Agriculture;

7 (ix) A nonprofit corporation that:

8 (a) Qualifies as a nonprofit entity under §
9 501(c)(3) of the Internal Revenue Code;

10 (b) Is not primarily in the business of
11 soliciting or brokering mortgage loans; and

12 (c) Makes or services mortgage loans to
13 promote home ownership or home improvements for the disadvantaged;

14 (x)(a) A licensed real estate agent or broker who is
15 performing those activities subject to the regulation of the Arkansas Real
16 Estate Commission.

17 (b) Notwithstanding subdivision
18 ~~(6)(B)(x)(a)~~ (9)(B)(x)(a) of this section, an "exempt person" does not
19 include a real estate agent or broker who receives compensation of any kind
20 in connection with the referral, placement, or origination of a mortgage
21 loan;

22 (xi) A person who engages in seller-financed
23 transactions, or who as a seller of real property receives mortgages, deeds
24 of trust, or other security instruments on real estate as security for a
25 purchase money obligation, if:

26 (a) The person does not receive from or hold
27 on behalf of the borrower any funds for the payment of insurance or taxes on
28 the real property; and

29 (b) The ~~maker of the liens or mortgages~~ seller
30 does not sell the liens or mortgages in the secondary market other than to
31 affiliated or subsidiary persons;

32 (xii) An individual or husband and wife who provide
33 funds for investment in loans secured by a lien on real property on his or
34 her or their own account and who do not:

35 (a) Charge a fee or cause a fee to be paid for
36 any service other than the normal and scheduled rates for escrow, title

1 insurance, and recording services; and

2 (b) Collect funds to be used for the payment of
3 any taxes or insurance premiums on the property securing the loans;

4 (xiii) An attorney at law rendering services in the
5 performance of his or her duties as an attorney at law;

6 (xiv) A person doing business under the laws of
7 Arkansas or the United States relating to any broker-dealer, agent,
8 investment adviser, or investment adviser representative registered with the
9 State Securities Department;

10 (xv) A person performing any act under order of any
11 court;

12 (xvi) A person acting as a mortgage broker, mortgage
13 banker, or mortgage servicer for any person located in Arkansas, if the
14 mortgage broker, mortgage banker, or mortgage servicer has no office or
15 employee in Arkansas and the real property that is the subject of the
16 mortgage is located outside of Arkansas;

17 (xvii) A person who brokers, makes, or services
18 mortgage loans if the only mortgage loans that the person brokers, makes, or
19 services in Arkansas are nonresidential mortgage loans;

20 (xviii) An officer or employee of an exempt person
21 described in subdivisions ~~(6)(B)(ii)-(xvi)~~ (9)(B)(ii)-(xvi) of this section
22 if acting in the scope of employment for the exempt person; and

23 (xix) Other persons as the commissioner may by rule
24 or order designate;

25 ~~(7)(10)~~ "Licensee" means a loan officer, mortgage broker,
26 mortgage banker, or mortgage servicer who is licensed under this subchapter;

27 ~~(8)(11)(A)~~ "Loan officer" means an individual other than an
28 exempt person described in subdivision ~~(6)(9)~~ of this section who in exchange
29 for compensation as an employee of or who otherwise receives compensation or
30 remuneration from a mortgage broker or a mortgage banker licensed under this
31 subchapter:

32 ~~(A)(i)~~ Solicits or offers to solicit an application
33 for a mortgage loan;

34 ~~(B)(ii)~~ Accepts or offers to accept an application
35 for a mortgage loan;

36 ~~(C)(iii)~~ Negotiates or offers to negotiate the terms

1 or conditions of a mortgage loan; or

2 ~~(D)~~(iv) Issues or offers to issue a mortgage loan
3 commitment or interest rate guarantee agreement+.

4 (B) "Loan officer" does not include an individual who
5 performs clerical or administrative tasks in the processing of a mortgage
6 loan at the direction of and subject to the supervision and instruction of a
7 licensed loan officer or an underwriter if the individual performs no
8 activities under subdivision (11)(A) of this section;

9 ~~(9)~~(12) "Make a mortgage loan" means to close a mortgage loan, to
10 advance funds, to offer to advance funds, or to make a commitment to advance
11 funds to a borrower under a mortgage loan;

12 ~~(10)~~(13) "Managing principal" means a person who meets the
13 requirements of § 23-39-505 and who agrees to be primarily responsible for
14 the operations of a licensed mortgage broker, mortgage banker, or mortgage
15 servicer;

16 ~~(11)~~(14) "Mortgage banker" means a person who engages in the
17 business of making mortgage loans for compensation or other gain;

18 ~~(12)~~(15) "Mortgage broker" means a person who for compensation
19 or other gain or in the expectation of compensation or other gain and,
20 regardless of whether the acts are done directly or indirectly, through
21 contact by telephone, by electronic means, by mail, or in person with the
22 borrowers or potential borrowers:

23 (A) Accepts or offers to accept an application for a
24 mortgage loan;

25 (B) Solicits or offers to solicit an application for a
26 mortgage loan;

27 (C) Negotiates or offers to negotiate the terms or
28 conditions of a mortgage loan; or

29 (D) Issues or offers to issue mortgage loan commitments or
30 interest rate guarantee agreements to borrowers;

31 ~~(13)~~(16) "Mortgage loan" means a loan primarily secured by
32 either a mortgage or a deed of trust on real property;

33 ~~(14)~~(17) "Mortgage servicer" means a person that receives from
34 or on behalf of a borrower:

35 (A) Funds or credits in payment for a mortgage loan; or

36 (B) The taxes or insurance associated with a mortgage

1 loan;

2 ~~(15)~~(18) "Nonresidential mortgage loan" means a loan secured by
3 an interest in real property used or to be used for other than one-to-four-
4 family residential purposes;

5 ~~(16)~~(19) "Operating subsidiary" means a separate corporation,
6 limited liability company, or similar entity in which a national or state
7 bank, savings and loan association, or credit union, the accounts of which
8 are insured by the Federal Deposit Insurance Corporation or the National
9 Credit Union Administration, maintains more than fifty percent (50%) voting
10 rights, a controlling interest, or otherwise controls the subsidiary and no
11 other party controls more than fifty percent (50%) of the voting rights or a
12 controlling interest in the subsidiary;

13 ~~(17)~~(20) "Person" means an individual, partnership, limited
14 liability company, limited partnership, corporation, association, or other
15 group engaged in joint business activities, however organized; and

16 ~~(18)~~(21) "Principal place of business" means a stationary
17 construction consisting of at least one (1) enclosed room or building in
18 which negotiations of mortgage loan transactions of others may be conducted
19 in private or in which the primary business functions of the licensee are
20 conducted.

21

22 SECTION 2. Arkansas Code § 23-39-503 is amended to read as follows:

23 23-39-503. License required - Licensee records.

24 (a)~~(1)~~ It is unlawful for any person located in Arkansas other than an
25 exempt person to act or attempt to act, directly or indirectly, as a mortgage
26 broker, mortgage banker, loan officer, or mortgage servicer without first
27 obtaining a license from the Securities Commissioner under this subchapter.

28 ~~(2) Each mortgage banker and mortgage servicer that was exempt~~
29 ~~from the licensing requirements of §§ 23-39-101—23-39-309 [repealed] or~~
30 ~~held a valid license under §§ 23-39-101—23-39-309 [repealed] as of December~~
31 ~~31, 2003, shall have one hundred twenty (120) days from the end of its fiscal~~
32 ~~year to register under this section.~~

33 ~~(3) Each loan officer shall have until July 1, 2004, to register~~
34 ~~under this section.~~

35 (b) It is unlawful for any person other than an exempt person to act
36 or attempt to act, directly or indirectly, as a mortgage broker, mortgage

1 banker, loan officer, or mortgage servicer with any person located in
2 Arkansas without first obtaining a license from the commissioner under this
3 subchapter.

4 (c) It is unlawful for any person other than an exempt person to
5 employ, to compensate, or to appoint as its agent any person to act as a loan
6 officer unless the loan officer is licensed as a loan officer under this
7 subchapter.

8 (d)(1) The license of a loan officer shall terminate when his or her
9 employment by or relationship with a mortgage broker or mortgage banker
10 licensed under this subchapter terminates.

11 (2) When a loan officer ceases to be employed by a mortgage
12 broker or mortgage banker licensed under this subchapter or ceases to act as
13 a loan officer, the mortgage broker or mortgage banker with which the person
14 was affiliated or by ~~whom~~ which that person ~~was~~ is employed shall notify the
15 commissioner in writing within thirty (30) days from the date on which the
16 loan officer ceased to be employed or ceased activities as a loan officer.

17 (3)(A) Any licensee that does not comply with this section shall
18 pay a late fee of ten dollars (\$10.00) for each day that he or she fails to
19 notify the commissioner as provided in subdivision (d)(2) of this section,
20 not to exceed six hundred dollars (\$600).

21 (B) The late fee may be waived, in whole or in part, in
22 the sole discretion of the commissioner and for good cause shown.

23 (4) A loan officer shall not be employed simultaneously by more
24 than one (1) mortgage broker or mortgage banker licensed under this
25 subchapter.

26 (e) Each mortgage broker and mortgage banker licensed under this
27 subchapter shall maintain a list of all loan officers employed by the
28 mortgage broker or mortgage banker and who engage or attempt to engage in
29 business with any person in Arkansas.

30 (f) No person other than an exempt person shall hold himself or
31 herself out as a mortgage banker, mortgage broker, mortgage servicer, or loan
32 officer unless the person is licensed in accordance with this subchapter.

33
34 SECTION 3. Arkansas Code § 23-39-504 is amended to read as follows:

35 23-39-504. Rulemaking authority.

36 The Securities commissioner may adopt any rules that he or she deems

1 necessary to:

2 (1) Carry out the provisions of this subchapter;

3 (2) Provide for the protection of the borrowing public; ~~and~~

4 (3) Provide any requirements necessary for the State of Arkansas
5 to participate in a multistate automated licensing system; and

6 ~~(3)(4)~~ (4) Instruct mortgage brokers, mortgage bankers, mortgage
7 servicers, and loan officers in interpreting this subchapter.

8

9 SECTION 4. Arkansas Code § 23-39-505 is amended as follows:

10 23-39-505. Qualifications for licensure - Issuance.

11 (a)(1) Any person desiring to obtain a license as a loan officer,
12 mortgage banker, mortgage broker, or mortgage servicer shall make written
13 application for licensure to the Securities Commissioner in the form
14 prescribed by the commissioner.

15 (2) The application may require that the information be
16 submitted in an electronic format.

17 (3) In addition to any other information required under this
18 subchapter or any rules adopted by the commissioner, the application shall
19 contain any information the commissioner deems necessary and shall include
20 the following:

21 (A) The applicant's name, address, and social security
22 number;

23 (B) The applicant's form of business and place of
24 organization, if applicable;

25 (C) The applicant's proposed method of and locations for
26 doing business, if applicable;

27 (D)(i) The qualifications and business history of the
28 applicant and any partner, officer, or director, any person occupying a
29 similar status or performing similar functions, or any person directly or
30 indirectly controlling the applicant.

31 (ii) The qualifications and business history of
32 persons under subdivision (a)(3)(D)(i) of this section shall include:

33 (a) A description of any injunction or
34 administrative order, including any denial to engage in a regulated activity,
35 by any state or federal authority to which the person is, has been, or has
36 sought to be subject;

1 (b) Any conviction of a misdemeanor involving
2 fraudulent dealings or moral turpitude or relating to any aspect of the
3 mortgage industry, the securities industry, the insurance industry, or any
4 other activity pertaining to financial services; and

5 (c) Any felony convictions; and

6 (E) With respect to:

7 (i) An application for licensing as a mortgage
8 banker, mortgage broker, or mortgage servicer, the applicant's financial
9 condition and business history; and

10 (ii) The application for licensing as a loan
11 officer, the applicant's business history.

12 (b) In addition to meeting the requirements imposed by the
13 commissioner under subsection (a) of this section, each individual applicant
14 for licensure as a loan officer shall:

15 (1) Be at least eighteen (18) years of age; ~~and~~

16 (2)(A) Have received a high school diploma or a general
17 educational development certificate.

18 (B) Subdivision (b)(2)(A) of this section does not apply
19 to an individual who is licensed as a loan officer on July 1, 2007; and

20 ~~(2)(3)~~ Have satisfactorily completed any educational and testing
21 requirements as the commissioner may by rule or order impose.

22 (c) In addition to the requirements under subsections (a) and (b) of
23 this section, each applicant for licensure as a mortgage broker, mortgage
24 banker, or mortgage servicer shall comply with the following requirements at
25 the time of application and at all times thereafter:

26 (1) If the applicant is a sole proprietor, the applicant shall
27 have at least three (3) years of experience in mortgage lending or other
28 experience or competency requirements as the commissioner may adopt by rule
29 or order;

30 (2) If the applicant is a general or limited partnership, at
31 least one (1) of its general partners shall have the experience as described
32 in subdivision (c)(1) of this section;

33 (3) If the applicant is a corporation, at least one (1) of its
34 principal officers shall have the experience as described in subdivision
35 (c)(1) of this section; and

36 (4) If the applicant is a limited liability company, at least

1 one (1) of its managers shall have the experience as described under
2 subdivision (c)(1) of this section.

3 (d) Each applicant shall identify in its application one (1) person
4 meeting the requirements of subsection (c) of this section to serve as the
5 applicant's managing principal.

6 (e) ~~Each~~ Except as provided in § 23-39-517, each applicant for initial
7 licensure shall pay a filing fee of seven hundred fifty dollars (\$750) for
8 licensure as a mortgage broker, mortgage banker, or mortgage servicer or
9 fifty dollars (\$50.00) for licensure as a loan officer.

10 (f)(1) Each mortgage banker and mortgage servicer shall post a surety
11 bond in the amount of one hundred thousand dollars (\$100,000), and each
12 mortgage broker shall post a surety bond in the amount of fifty thousand
13 dollars (\$50,000).

14 (2) The surety bond shall be in the form prescribed by the
15 commissioner and shall run to the state for the benefit of any claimants
16 against the licensee to secure the faithful performance of the obligations of
17 the licensee under this subchapter.

18 (3) The aggregate liability of the surety shall not exceed the
19 principal sum of the bond.

20 (4) A party having a claim against the licensee may bring suit
21 directly on the surety bond, or the commissioner may bring suit on behalf of
22 any claimants, either in one (1) action or in successive actions.

23 (5) Consumer claims shall be given priority in recovering from
24 the bond.

25 (6) Any appropriate deposit of cash or securities shall be
26 accepted in lieu of any bond that is required.

27 (g)(1) Each applicant filing for licensure as a mortgage banker,
28 ~~mortgage broker,~~ or mortgage servicer shall file with the commissioner as
29 part of his or her application audited financial statements that reflect that
30 the applicant has a net worth of at least twenty-five thousand dollars
31 (\$25,000) and are:

32 ~~(1)(A)~~ Prepared by an independent certified public
33 accountant;

34 ~~(2)(B)~~ Prepared in accordance with generally accepted
35 accounting principals as promulgated by the Financial Accounting Standards
36 Board;

1 ~~(3)~~(C) Accompanied by an ~~unqualified~~ opinion acceptable to
2 the commissioner; and

3 ~~(4)~~(D) Dated within ~~twelve (12)~~ fifteen (15) months
4 preceding the date on which the application is filed.

5 (2) Each applicant filing for licensure as a mortgage broker
6 shall file with the commissioner as part of his or her application financial
7 statements that reflect that the applicant has a net worth of at least
8 twenty-five thousand dollars (\$25,000) and are:

9 (A) Certified as true and correct by the president or
10 chief financial officer of the mortgage broker;

11 (B) Prepared in accordance with generally accepted
12 accounting principles as promulgated by the Financial Accounting Standards
13 Board; and

14 (C) Dated within eighteen (18) months preceding the date
15 on which the application is filed.

16 (h) Any general partner, manager of a limited liability company, or
17 officer of a corporation who individually meets the requirements under
18 subsection (b) of this section shall be deemed to have met the qualifications
19 for licensure as a loan officer upon filing a written application with the
20 commissioner in the form prescribed by the commissioner and payment of the
21 applicable fee.

22 (i)(1) Each principal office and each branch office of a mortgage
23 broker, mortgage banker, or mortgage servicer licensed under this subchapter
24 shall obtain a separate license.

25 (2) A licensed mortgage broker, mortgage banker, or mortgage
26 servicer shall file with the commissioner an application in the form
27 prescribed by the commissioner that identifies the address of the principal
28 office, each branch office, and each branch manager.

29 (3) The commissioner shall assess a filing fee of one hundred
30 dollars (\$100) for each branch office that is issued a license.

31 (j) Except as set forth in § 23-39-503(d) and § 23-39-517, each
32 license issued by the commissioner under this subchapter shall expire at the
33 close of business on the following dates unless previously surrendered by the
34 licensee and the surrender is accepted by the commissioner, it is abandoned
35 by the licensee as provided in § 23-39-506, or it is suspended or revoked by
36 the commissioner:

1 (1) One hundred eighty (180) days after the end of the
2 licensee's current fiscal year in the case of a mortgage broker, mortgage
3 banker, or mortgage servicer; and

4 (2) On the last day of the twelfth month after the date of
5 issuance in the case of a loan officer.

6 (k) Licenses issued under this subchapter are not transferable.

7 (l)(1) Control of a licensee shall not be acquired through a stock or
8 equity purchase, transfer of interest, or other device without the prior
9 written consent of the commissioner.

10 (2) Any person seeking to acquire control of a licensee, at
11 least thirty (30) days before the proposed change of control, shall:

12 (A) Pay the commissioner a fee of one hundred dollars
13 (\$100);

14 (B) Submit to the commissioner the information required
15 under subdivision (a)(3)(D) of this section and any other information deemed
16 relevant by the commissioner; and

17 (C) Certify that the licensee shall continue to meet the
18 qualifications under this section.

19 (3) The commissioner may refuse to give written consent if he or
20 she finds that any of the grounds for denial, revocation, or suspension of a
21 license under § 23-39-514 are applicable to the person seeking to acquire
22 control of a license.

23 (m)(1) An application filed with the commissioner may be withdrawn
24 upon written request of the applicant delivered to the commissioner at any
25 time before the granting of the license.

26 (2) However, if a notice of intent to deny the application has
27 been sent to the applicant, the applicant shall not withdraw the application
28 except upon the written direction of the commissioner.

29 (n)(1) Unless a proceeding has been commenced to suspend or revoke the
30 license, a license may be surrendered by a licensee by filing a written
31 request to surrender the license in a form acceptable to the commissioner.

32 (2) The surrender of the license becomes effective upon
33 acceptance by the commissioner.

34 (3) Notwithstanding a surrender or termination of a license and
35 acceptance of the surrender or termination by the commissioner, if a licensee
36 or any person acting on behalf of the licensee has knowingly violated any

1 provision of this subchapter or any rule or order promulgated or issued under
 2 this subchapter:

3 (A) A proceeding may be commenced at any time within one
 4 (1) year following the effective date of the surrender or termination of the
 5 license; and

6 (B) An order may be entered revoking the license as of a
 7 date before the acceptance of the surrender or termination of the license.

8
 9 SECTION 5. Arkansas Code § 23-39-506 is amended to read as follows:
 10 23-39-506. License renewal - Termination.

11 (a) ~~Each~~ Except as provided in § 23-39-517, each licensed mortgage
 12 broker, mortgage banker, and mortgage servicer wishing to renew a license
 13 shall:

14 (1)(A) File a renewal application with the Securities
 15 Commissioner in the form prescribed by the commissioner within one hundred
 16 twenty (120) days after the end of the licensee's fiscal year.

17 ~~(2)-(A)-(B) Submit~~ A mortgage banker or a mortgage servicer shall
 18 also submit with the renewal application audited financial statements through
 19 the end of the ~~licensee's~~ mortgage banker's or mortgage servicer's previous
 20 fiscal year that:

21 (i) ~~reflect~~ Reflect that the ~~applicant~~ mortgage
 22 banker or mortgage servicer has a net worth of at least twenty-five thousand
 23 dollars (\$25,000); and

24 (ii) ~~which comply~~ Comply with the requirements of §
 25 23-39-505(g)(1)(A)-(C).

26 ~~(B)-(C) The audited financial statements shall be:~~

27 ~~(i) Prepared by an independent certified public~~
 28 ~~accountant;~~

29 ~~(ii) Prepared in accordance with generally accepted~~
 30 ~~accounting principles as promulgated by the Financial Accounting Standards~~
 31 ~~Board; and~~

32 ~~(iii) Accompanied by an unqualified opinion~~
 33 ~~acceptable to the commissioner; and~~ A mortgage broker shall also submit with
 34 the renewal application financial statements through the end of the mortgage
 35 broker's previous fiscal year that:

36 (i) Reflect that the mortgage broker has a net worth

1 of at least twenty-five thousand dollars (\$25,000); and

2 (ii) Comply with the requirements of § 23-39-
3 505(g)(2)(A) and (B); and

4 ~~(3)(2)~~ Pay the commissioner an annual renewal fee of three
5 hundred fifty dollars (\$350) for the licensee's principal office and one
6 hundred dollars (\$100) for each of the licensee's licensed branch offices.

7 (b) The failure of a mortgage broker, mortgage banker, or mortgage
8 servicer to timely file a renewal application shall subject the licensee to a
9 late fee of twenty-five dollars (\$25.00) for each day, up to a maximum of
10 sixty (60) days, that the renewal application is late.

11 (c) ~~Each~~ Except as provided in § 23-39-517, each licensed loan officer
12 wishing to renew a license shall:

13 (1) File an application with the commissioner in the form
14 prescribed by the commissioner no later than sixty (60) days prior to the
15 expiration date of the license; ~~and~~

16 (2) Certify that the applicant has complied with the continuing
17 education requirements as required by rules promulgated by the commissioner;
18 and

19 ~~(2)(3)~~ Pay an annual renewal fee of fifty dollars (\$50.00).

20 (d) The failure of a loan officer to timely file a renewal application
21 shall subject the loan officer to a late fee of fifty dollars (\$50.00).

22 (e)(1) Any late fee assessed pursuant to subsection (b) or subsection
23 (d) of this section shall be in addition to the renewal application fee under
24 subsection (a) or subsection (c) of this section but may be waived, in whole
25 or in part, at the sole discretion of the commissioner for good cause shown.

26 ~~(2)(A) If a mortgage broker, mortgage banker, mortgage servicer,~~
27 ~~or loan officer fails to file a renewal application within sixty (60) days~~
28 ~~after the date the renewal application is due, the commissioner may deem the~~
29 ~~license to be abandoned and surrendered and may require the licensee to~~
30 ~~comply with the requirements for the initial issuance of a license under this~~
31 ~~subchapter in order to continue in business. The commissioner may deem an~~
32 application and a license to be abandoned and surrendered and may require the
33 licensee to comply with the requirements for the initial issuance of a
34 license under this subchapter in order to continue in business, if the
35 licensee:

36 (i) Fails to file a renewal application within sixty

1 (60) days after the date the renewal application is due;

2 (ii) Unreasonably fails to remedy any deficiency in
3 an application within thirty (30) days following the sending of written
4 notice to the licensee; or

5 (iii) Unreasonably fails to deliver additional
6 information or documents to the commissioner within thirty (30) days
7 following the sending of written notice to the licensee.

8 (B) For purposes of this subdivision (e)(2), notice shall
9 be deemed complete upon deposit in the United States mail, postage prepaid,
10 to the address of the licensee listed in the application.

11 (3) The commissioner shall not reissue any license for which a
12 late fee has accrued as a result of a person's failure to timely file a
13 renewal application unless the late fee has been paid or waived by the
14 commissioner for good cause shown.

15
16 SECTION 6. Arkansas Code § 23-39-508(a), concerning requirements of a
17 managing principal, is amended to read as follows:

18 (a)(1) Each mortgage broker, mortgage banker, or mortgage servicer
19 licensed under this subchapter shall have a managing principal who operates
20 the business under that person's full charge, control, and supervision.

21 (2) The managing principal shall:

22 (A) Have at least three (3) years of experience in
23 mortgage lending; or

24 (B) Meet the experience and competency requirements
25 prescribed by rule or order of the Securities Commissioner.

26
27 SECTION 7. Arkansas Code § 23-39-509, concerning address changes and
28 the location of loan records, is amended to add an additional subsection to
29 read as follows:

30 (e) A mortgage broker, mortgage banker, or mortgage servicer that
31 ceases to do business in this state shall:

32 (1) Notify the commissioner within thirty (30) days after the
33 mortgage broker, mortgage banker, or mortgage servicer ceases to do business
34 in this state that the mortgage broker, mortgage banker, or mortgage servicer
35 has ceased to do business in this state; and

36 (2) Provide the commissioner the address where all records

1 pertaining to loans made or serviced in this state will be maintained for the
2 period of time required by this subchapter or any rule of the commissioner.

3
4 SECTION 8. Arkansas Code § 23-39-513 is amended to read as follows:

5 23-39-513. Prohibited activities.

6 In addition to the other activities that are prohibited under this
7 subchapter, it is unlawful for any person other than a person described in §
8 ~~23-39-502(6)(B)(vii)~~ § 23-39-502(9)(B)(vii) in the course of any mortgage
9 loan transaction or activity:

10 (1) To misrepresent or conceal any material fact or make any
11 false promise likely to influence, persuade, or induce an applicant for a
12 mortgage loan or a borrower to take a mortgage loan or to pursue a course of
13 misrepresentation through agents or otherwise;

14 (2) To improperly refuse to issue a satisfaction or release of a
15 mortgage;

16 (3) To fail to account for or to deliver to any person any
17 funds, documents, or other thing of value obtained in connection with a
18 mortgage loan, including money provided by a borrower for a real estate
19 appraisal or a credit report, that the mortgage banker, mortgage broker,
20 mortgage servicer, or loan officer is not entitled to retain;

21 (4) To pay, receive, or collect, in whole or in part, any
22 commission, fee, or other compensation for brokering a mortgage loan in
23 violation of this subchapter, including a mortgage loan brokered or solicited
24 by any unlicensed person other than an exempt person;

25 (5) To advertise mortgage loans, including rates, margins,
26 discounts, points, fees, commissions, or other material information without
27 disclosing the lengths of the loans, whether the interest rates are fixed or
28 adjustable, and any other material limitations on the loans;

29 (6) To fail to disburse funds in accordance with a written
30 commitment or agreement to make or service a mortgage loan;

31 (7) In connection with the advertisement, solicitation,
32 brokering, making, servicing, purchase, or sale of any mortgage loan, to
33 engage in any transaction, practice, or course of business that:

34 (A) Is not in good faith or fair dealing;

35 (B) Is misleading or deceptive; or

36 (C) Constitutes a fraud upon any person; ~~or~~

1 (8)(A) To broker or make a residential mortgage loan that
2 contains a penalty for prepayment if the prepayment is made after the
3 expiration of the thirty-six-month period immediately following the date on
4 which the loan was made.

5 (B) Any penalty for prepayment under subdivision (8)(A) of
6 this section made within the thirty-six-month period shall not exceed the
7 greater of:

8 (i) Three percent (3%) of the principal loan amount
9 remaining on the date of prepayment if the prepayment is made within the
10 first twelve-month period immediately following the date the loan was made;
11 two percent (2%) of the principal loan amount remaining on the date of
12 prepayment if the prepayment is made within the second twelve-month period
13 immediately following the date the loan was made; one percent (1%) of the
14 principal loan amount remaining on the date of prepayment if the prepayment
15 is made within the third twelve-month period immediately following the date
16 the loan was made; or

17 (ii) An amount equal to interest for six (6) months
18 calculated on eighty percent (80%) of the remaining principal balance due on
19 the residential mortgage loan as of the date the prepayment is made;

20 (9)(A) To influence or attempt to influence through coercion,
21 extortion, or bribery the development, reporting, result, or review of a real
22 estate appraisal sought in connection with a mortgage loan.

23 (B) This subdivision (9) does not prohibit a mortgage
24 broker or mortgage banker from asking the appraiser to do one (1) or more of
25 the following:

26 (i) Consider additional appropriate property
27 information;

28 (ii) Provide further detail, substantiation, or
29 explanation for the appraiser's value conclusion; or

30 (iii) Correct errors in the appraisal report;

31 (10) To broker or make a refinancing of a residential mortgage
32 loan when the refinancing charges additional points and fees, within a
33 twelve-month period after the original loan agreement was signed, unless the
34 refinancing results in a reasonable, tangible net benefit to the borrower,
35 considering all of the circumstances surrounding the refinancing;

36 (11) To broker or make a mortgage loan in violation of any

1 federal law or any law of Arkansas; ~~and~~

2 (12) To engage in practices that are dishonest or unethical in
3 the mortgage industry;

4 (13) To unreasonably fail to deliver or provide information or
5 documents promptly to the commissioner upon written request; or

6 (14) To unreasonably fail to supervise the branches, loan
7 officers, and employees of the mortgage broker, mortgage banker, or mortgage
8 servicer.

9
10 SECTION 9. Arkansas Code § 23-39-514(c), concerning summary suspension
11 of a licensee's authority to operate, is amended to read as follows:

12 (c)(1) The commissioner by order may summarily postpone or suspend the
13 license of a licensee pending final determination of any proceeding under
14 this section.

15 (2) Upon entering the order, the commissioner shall promptly
16 notify the applicant or licensee that the order has been entered and the
17 reasons for issuing the order.

18 (3) The applicant or licensee may contest the order by
19 delivering a written request for a hearing to the commissioner within thirty
20 (30) days from the date on which notice of the order is sent by the
21 commissioner to the address of the licensee on file with the commissioner by
22 first class mail, postage prepaid.

23 (4) The commissioner shall schedule a hearing to be held within
24 thirty (30) days after the commissioner receives a timely written request for
25 a hearing, unless the hearing is postponed for a reasonable amount of time at
26 the request of the licensee.

27 (5) If a licensee does not request a hearing and the
28 commissioner does not order a hearing, the order will remain in effect until
29 it is modified or vacated by the commissioner.

30 (6) If a hearing is requested or ordered by the commissioner,
31 after notice of and opportunity for hearing, the commissioner may modify or
32 vacate the order or extend it until final determination.

33
34 SECTION 10. Arkansas Code § 23-39-514(d), concerning issuance of cease
35 and desist orders, is amended to read as follows:

36 (d)(1) In addition to other powers under this subchapter, upon finding

1 that any action of a person is in violation of this subchapter, the
2 commissioner may summarily order the person to cease and desist from the
3 prohibited action.

4 (2)(A) Upon entering the order under subdivision (d)(1) of this
5 section, the commissioner shall promptly notify the person that the order has
6 been entered and state the reasons for the order.

7 (B) The person may contest the cease and desist order by
8 delivering a written request for a hearing to the commissioner within thirty
9 (30) days from the date on which notice of the order is sent by the
10 commissioner to the last known address of the ~~licensee~~ person by first class
11 mail, postage prepaid.

12 (C) The commissioner shall schedule a hearing to be held
13 within ~~thirty (30) days~~ a reasonable amount of time after the commissioner
14 receives a timely written request for a hearing.

15 (D) If the person does not request a hearing and the
16 commissioner does not order a hearing, the order will remain in effect until
17 it is modified or vacated by the commissioner.

18 (E) If a hearing is requested or ordered, after notice of
19 and opportunity for hearing, the commissioner may modify or vacate the order
20 or make it permanent.

21 (3)(A) A person shall be subject to a civil penalty of up to
22 twenty-five thousand dollars (\$25,000) for each violation of the
23 commissioner's cease and desist order committed after entry of the order if:

24 (i) The person subject to the cease and desist order
25 fails to appeal the order in accordance with § 23-39-515 or if the person
26 appeals and the appeal is denied or dismissed; and

27 (ii) The person continues to engage in the
28 prohibited action in violation of the commissioner's order.

29 (B) The commissioner may file an action requesting the
30 civil penalty under subdivision (d)(3)(A) of this section with the Pulaski
31 County Circuit Court or any other court of competent jurisdiction.

32 (C) The penalties of this section apply in addition to,
33 but not in lieu of, any other provision of law applicable to a person for the
34 person's failure to comply with an order of the commissioner.

35
36 SECTION 11. Arkansas Code Title 23, Chapter 39, Subchapter 5 is

1 amended to add additional sections to read as follows:

2 23-39-517. Transition.

3 (a) Effective January 1, 2008, all licenses issued or renewed under
4 this subchapter shall expire on December 31 of each year, unless sooner
5 terminated by surrender, abandonment, change of employment, or order of the
6 Securities Commissioner.

7 (b) If a license is issued or renewed during the 2008 calendar year,
8 one-fourth (1/4) of the fees prescribed in §§ 23-39-505(e), 23-39-505(i), 23-
9 39-506(a)(3), and 23-39-506(c)(2) shall be charged for each full or partial
10 calendar quarter remaining in the calendar year on the date that the
11 application is filed with the commissioner.

12 (c)(1) All licenses in effect on December 31, 2007, that are scheduled
13 to expire during the 2008 calendar year shall continue until the stated
14 expiration date of the license, unless sooner terminated by surrender,
15 abandonment, change of employment, or order of the commissioner.

16 (2) Upon expiration or termination of a license for any reason:

17 (A) Any reissuance or renewal of the license shall be
18 accompanied by the fee set forth in subsection (b) of this section; and

19 (B) The license shall expire on December 31, 2008, unless
20 sooner terminated by surrender, abandonment, change of employment, or order
21 of the commissioner.

22
23 23-39-518. Cooperation with other regulatory agencies.

24 (a) The Securities Commissioner may:

25 (1) Enter into an arrangement, agreement, or other working
26 relationship with federal, state, or self-regulatory authorities, the
27 Conference of State Bank Supervisors, or a subsidiary of the Conference of
28 State Bank Supervisors to file and maintain documents in a multistate
29 automated licensing system or other central depository system;

30 (2) Waive or modify in whole or in part by rule or by order any
31 requirement of this subchapter if necessary to implement this section; and

32 (3) Establish new requirements under this subchapter to carry
33 out the purpose of this section.

34 (b) It is the intent of this section that the commissioner be provided
35 the authority to reduce duplication of filings, reduce administrative costs,
36 and establish uniform procedures, forms, and administration with other states

1 and federal authorities.

2 (c)(1) The commissioner may permit or require initial and renewal
3 registration filings required under this subchapter to be filed with the
4 Conference of State Bank Supervisors, a subsidiary entity owned by the
5 Conference of State Bank Supervisors, the National Association of Securities
6 Dealers, or another entity maintaining or operating a multistate automated
7 licensing system.

8 (2) The applicant or the licensee shall pay any fee charged for
9 the applicant or the licensee to participate in the automated licensing
10 system.

11 (d) The commissioner may accept uniform procedures and forms designed
12 to:

13 (1) Implement a multistate automated licensing system;

14 (2) Implement a uniform national mortgage lending regulatory
15 system; or

16 (3) Facilitate common practices and procedures among the states.

17 (e)(1) If the State of Arkansas joins a multistate automated licensing
18 system for mortgage industry participants pursuant to this section, the
19 commissioner may require a criminal background investigation of each
20 applicant seeking to become licensed under this subchapter as a mortgage
21 broker, mortgage banker, mortgage servicer, or loan officer.

22 (2) The criminal background investigation may include a
23 fingerprint examination and may be conducted by the Federal Bureau of
24 Investigation, the Department of Arkansas State Police, or an equivalent
25 state or federal law enforcement department or agency.

26 (3) The information obtained by the background investigation may
27 be used by the commissioner to determine the applicant's eligibility for
28 licensing under this subchapter.

29 (4) The fee required to perform the criminal background
30 investigation shall be borne by the license applicant.

31 (5) Notwithstanding any other law to the contrary, information
32 obtained or held by the commissioner under this subsection:

33 (A) May be disclosed when necessary in any proceeding
34 under this subchapter;

35 (B) May be provided to other state agencies participating
36 in the multistate automatic licensing system;

1 (C) Shall be considered privileged and confidential; and
2 (D) Shall not be available for examination except by the
3 affected applicant for licensure or his or her authorized representative, or
4 by the person whose license is subject to sanctions or his or her authorized
5 representative.

6 (6) No record, file, or document shall be removed from the
7 custody of the Identification Bureau of the Department of Arkansas State
8 Police.

9 (7) Any information made available to the affected applicant for
10 licensure or to the person whose license is subject to sanctions shall be
11 information pertaining to that person only.

12 (8) Rights of privilege and confidentiality established in this
13 section shall not extend to any document created for purposes other than the
14 background check.

15 (9) The commissioner may adopt rules and regulations to fully
16 implement the provisions of this section.

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/s/ Bond