

## Business Purpose Mortgage Lending Broker License Requirements

State	FlexPoint Inc Licensed State	Lender License Required?	Broker License Required?	Type of Broker License	Notes
AZ	Yes	Yes	Yes	AZ Mortgage Broker	Defines “mortgage loan” as “loan secured by mortgage/any lien interest on real estate” – not restricted to owner-occupied properties
AR	No	No	*See Notes		*Only exempt from licensing if broker ONLY makes non-residential mortgage loans. If they make residential loans as well, then AR Mortgage Broker license required.
CA	Yes	Yes	Yes	CA Real Estate Broker	
CO	Yes	No	No		Broker licensing under the Mortgage Company Act is related to consumer purpose loans.
CT	No	No	No		
DC	No	No	No		
DE	No	No	Yes		
FL	Yes	No	No		Loan cannot be closed individual. LLC or Corp only
GA	No	No	No		Loan cannot be closed individual. LLC or Corp only
HI	No	No	No		
IA	No	Yes	Yes		Exemption for 1st 3 commercial mortgage secured by 1-4
ID	No	Yes	Yes	ID Mortgage Broker	
IL	No	No	Yes	IL Loan Broker	Based on definition of “loan” & “loan broker” in IL Loan Brokers Act 1995.
IN	No	No	No		
KS	No	No	No		Loan cannot be closed individual. LLC or Corp only
KY	No	No	No		
LA	No	No	Yes		
MA	No	No	No		
MD	Yes	No	No		
ME	No	No	No		
MI	No	Yes	Yes	MI Real Estate Broker	
MN	No	Yes	Yes	MN Real Estate Broker	
MO	No	No	No		

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MS	No	No	No		
MT	No	Yes	No		
NC	No	No	Yes		
ND	No	Yes	Yes	ND Money Broker License	
NE	No	No	Yes		
NH	No	No	No		
NJ	Yes	No	Yes	NJ Real Estate Broker	
NM	Yes	No	No		
NV	Yes	Yes	Yes	NV Mortgage Company	
NY	No	No	Yes	NY Broker License	§440-a. License required for real estate brokers and salespersons. §442-d. Actions for commissions; license prerequisite
OH	No	No	No		
OK	No	No	No		
OR	Yes	Yes	Yes	OR Mortgage Broker	
PA	No	No	Yes		
RI	No	No	No		
SC	No	No	No		
SD	No	Yes	Yes	SD Mortgage Brokerage	
TN	No	Yes	No		
TX	Yes	No	No		
UT	No	Yes	Yes	UT Mortgage Broker	
VA	Yes	Yes	Yes	VA Broker License	Per VA examiner stated broker license is required based on definition of "Residential property: improved real property used or occupied or intended to be used or occupied for residential purposes"; meaning investment home is still being occupied by natural person for residential purposes.
WA	No	No	No		
WI	No	No	No		
WV	No	No	No		