

**SAFE Mortgage Loan Originator Test – State Component**  
**Kentucky Content Outline**

**(45 scored test questions; 10 unscored test questions)**

July 8, 2009

- I. Kentucky Department of Financial Institutions (5%)**
  - A. Regulatory authority
  - B. Department and agency structure
  - C. Responsibilities and limitations
  
- II. Kentucky State Law and Regulation Definitions (10%)**
  - A. Mortgage Licensing and Regulation Act
  - B. Other laws
  
- III. Kentucky State License Law and Regulation (25%)**
  - A. Persons required to be licensed or registered
    - 1. In state
    - 2. Out of state (non resident)
    - 3. Exemptions
  - B. Licensee and registrant qualifications and application process
    - 1. Financial responsibility (surety bond, net worth)
    - 2. Background check and fingerprints (criminal check; credit report)
    - 3. Pre-licensing education and experience
    - 4. Testing and retesting
  - C. Grounds for denying a license or registration
    - 1. Criminal convictions
    - 2. Previous revocation
  - D. License and registration maintenance
    - 1. Continuing education
    - 2. Personal information updates and required notifications
    - 3. Renewal
    - 4. Record keeping and reporting
    - 5. Suspension and reinstatement
  
- IV. Compliance (50%)**
  - A. Prohibited conduct and practices
  - B. Required conduct
  - C. Fees and charges
  - D. Content of a loan origination agreement
  - E. Usury
  
- V. Disciplinary Action (10%)**
  - A. Notifications, hearings, and appeals
  - B. Suspension, revocation, and rescission of licenses or registrations
  - C. Penalties and fines

D. Civil liability

**Revised: 7.8.09**