

SAFE Mortgage Loan Originator Test – State Component
New Jersey Content Outline
(50 scored test questions; 10 unscored test questions)
June 19, 2009

- I. New Jersey Department of Banking and Insurance (5%)**
 - A. Regulatory authority
 - B. Department/agency structure
 - C. Responsibilities and limitations

- II. State Law and Regulation Definitions (10%)**
 - A. NJAC 3:1-16.1-11 Mortgage Loans, Fees, Obligations
 - B. Title 46 Real Property Law
 - C. New Jersey Residential Mortgage Lending Act and Regulations
 - D. Other state laws and regulation definitions

- III. New Jersey Residential Mortgage Lending Act and Regulations (20%)**
 - A. Persons required to be licensed
 - 1. Persons required to be licensed
 - 2. Exemptions
 - B. Licensee 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
 - 1. Criminal convictions
 - 2. Previous revocation
 - 3. Prohibition
 - D. License maintenance
 - 1. Continuing education
 - 2. Personal information updates and required notifications
 - 3. Renewal
 - 4. Record keeping and reporting
 - 5. Suspension and reinstatement

- IV. Compliance (45%)**
 - A. Prohibited conduct and practices
 - 1. Title 31
 - B. Required conduct
 - C. Fees and charges
 - D. Disclosures and agreements
 - E. Advertising
 - 1. NJAC 3:2-1-9

V. Disciplinary Action (10%)

- A. Notifications, hearings, and appeals
- B. Suspension, revocation, and rescission of licenses
- C. Penalties/fines
- D. Civil and criminal liability

VI. Unique State Test Areas (10%)

- A. Title 46 - New Jersey Home Ownership Security Act of 2002 as Amended (Anti-Predatory Lending Law)

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