



# Loan Originator and Appraiser Identifier FAQs

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These FAQs are provided to answer questions about the loan originator and appraiser identifiers that are required for all mortgage loans delivered to Fannie Mae. For details of the data requirements, refer to [Uniform Loan Delivery Dataset \(ULDD\) page](#) on FannieMae.com.

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## General Information

### Q1. What is the purpose of the Nationwide Mortgage Licensing System (NMLS)?

The NMLS, which was created by Congress as part of the Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (S.A.F.E. Act), is the legal system of record for licensing mortgage loan originators in all participating states, the District of Columbia, and U.S. Territories and for registering mortgage loan originators employed by financial institutions regulated by the federal banking regulators, the Farm Credit Administration and the National Credit Union Administration. It is designed to streamline the licensing process, improve supervision, and increase transparency in the mortgage industry. In participating jurisdictions, NMLS is the official and sole system for companies and individuals seeking to apply for, amend, renew, and surrender licenses managed in the NMLS on behalf of the jurisdiction’s governmental agencies. The NMLS contains a single record for each mortgage lender, broker, branch, and loan originator. NMLS itself does not grant or deny license authority. For more information on the NMLS, please visit <http://www.stateregulatoryregistry.org/NMLS/>.

### Q2. What is the S.A.F.E. Act?

The S.A.F.E. Act is a federal law that was enacted to protect consumers from unfair, deceptive, and fraudulent practices on the part of mortgage loan originators during the mortgage lending process. The S.A.F.E. Act was adopted by Congress as Title V of the Housing and Economic Recovery Act of 2008.

### Q3. What unique identifiers are lenders required to collect?

As required by the Federal Housing Finance Agency (FHFA), Lenders are required to collect the following unique identifiers for mortgages delivered to Fannie Mae:



- a. **Loan Originator Identifier** – The loan originator's unique identifier as assigned by the NMLS and required based on the S.A.F.E. Act.
- b. **Loan Origination Company Identifier** – The loan origination company's identifier as assigned by NMLS. The loan origination company is the company the loan originator is employed by or is representing as an independent contractor.
- c. **Appraiser's State License Number** – The field appraiser's state license number (or state certification number in the absence of a license number) issued by the state in which the subject property is located.
- d. **Supervisory Appraiser's State License Number** – The supervisory appraiser's state license number (or state certification number in the absence of a license number) issued by the state in which the subject property is located.

**Q4. Are lenders required to provide the loan originator and appraiser identifiers for government-insured or -guaranteed loans delivered to Fannie Mae or Freddie Mac?**

No. Lenders are not required to provide the data for government-insured or -guaranteed loans.

## **Loan Originator and Loan Origination Company Identifier Requirements**

**Q5. What is the definition of loan originator?**

The S.A.F.E. Act defines a loan originator as an individual who takes a residential mortgage loan application and offers or negotiates terms of a residential mortgage loan for compensation or gain.

**Q6. How do lenders determine whether they are required to register with NMLS?**

Each company is responsible for making its own determination regarding applicability of the S.A.F.E. Act registration requirements to its business. For more information and resources, refer to the [State Regulatory Registry](#) (SRR) website and the [NMLS Resource Center](#) (or call the NMLS call center at 240-386-4444). Federally regulated institutions should contact their federal regulator.

**Q7. Who should lenders contact with system questions regarding the NMLS?**

The NMLS call center is available at (240) 386-4444 to answer system questions.

**Q8. Is the state-issued loan originator's license number required to be delivered to Fannie Mae?**

No. If the loan originator has a state-issued license number separate from the unique identifier provided by the NMLS, Fannie Mae only requires the delivery of the numeric unique identifier provided by the NMLS.

**Q9. If the lender is a federally regulated institution, when will delivery of the Loan Originator and Loan Origination Company Identifiers be required?**

Loan Originator and Loan Origination Company Identifiers are required for loan applications on or after July 29, 2011.



**Q10. If a loan originator works for (or in) a branch office of a company, should the lender deliver the branch ID or the company ID assigned by the NMLS for the Loan Origination Company Identifier?**

Lenders are required to deliver the Loan Origination Company ID assigned by the NMLS. The lender is not required, however, to deliver the branch ID.

**Q11. What loan originator data should be delivered when Lender A originates and closes a loan and then sells that loan to Lender B?**

Lender A's Loan Originator ID and Loan Origination Company ID should be delivered. These identifiers should be associated with the loan originator who signed the application.

**Q12. What loan originator data should be delivered when Lender A originates a loan, but the loan closes in Lender B's name?**

The Loan Originator ID and the Loan Origination Company ID for Lender A should be delivered.

**Q13. What loan originator data should be delivered when Lender A takes a loan application but refers the loan application to Lender B who underwrites and closes the loan?**

The Loan Originator ID and Loan Origination Company ID for lender B should be delivered.

**Q14. If a lender delivers a mortgage loan(s) without the Loan Originator and Appraiser identifiers, will the system return an error message?**

Yes. Effective November 26, 2012, Fannie Mae began issuing fatal edits for this data. If the loan originator or loan origination company identifiers are not delivered, lenders will be unable to deliver the loan(s) until the data is provided.

**Q15. What should be entered in the Loan Originator Identifier data field if a loan originator has received an exemption from obtaining (or is not required to obtain) a Loan Originator Identifier?**

Fannie Mae recognizes that in limited instances a loan originator may be exempt from obtaining or is not required to obtain a Loan Originator Identifier through the NMLS. If the loan originator is exempt from obtaining or is not required to obtain an identifier, then the lender should populate the data field with a value of "1000."

**Q16. Delaware and Missouri are now requiring loan origination companies operating in these states to be registered in the NMLS. Are lenders no longer permitted to deliver "1001" and "1003" in the Loan Origination Company Identifier field (Sort ID 627)?**

Correct. Delaware and Missouri now require loan origination companies to obtain identifiers through the NMLS. Lenders are not permitted to utilize Delaware = 1001 or Missouri = 1003 and must provide the assigned NMLS ID in the Loan Origination Company Identifier field (Sort ID 627). Lenders are also reminded that the use of "1002," which previously represented Maine for the loan origination companies, has not been permitted for some time and should no longer be used. The [ULDD Implementation Guide: Appendix D | Fannie Mae XML Data Reference](#) reflects this change.



## Appraiser Identifier Requirements

**Q17. When a review appraisal is performed on a loan, which appraiser license number is required to be delivered?**

The license number of the appraiser whose appraisal was used to make an underwriting decision and approve the loan must be provided.

**Q18. What information should the lender provide to Fannie Mae if two appraisals are performed for a particular loan?**

The lender should provide the license or certification number of the appraiser whose appraisal report and value conclusions were used to underwrite the loan and make the lending decision.

**Q19. What information should the lender deliver when a Desktop Underwriter Property Inspection Report (Form 2075) is performed?**

The lender should enter the license or certification number of the appraiser who performed the inspection.

**Q20. If a loan is eligible to be delivered with a Property Inspection Waiver (PIW) or DU Refi Plus™ property fieldwork waiver and no appraisal was performed, what should be entered in the Appraiser State License Number and Supervisory Appraiser State License Number fields (Sort IDs 525 and 534) in Loan Delivery?**

The term “Other” should be entered in the Appraiser State License Number and Supervisory Appraiser State License Number fields.

## Desktop Originator® (DO®) and Desktop Underwriter® (DU®)

**Q21. Are the loan originator and appraiser identifiers required to be entered in DO/DU?**

No. DO/DU was updated on September 19, 2009, to support the data; however, DO/DU will not return an error if these fields are not provided and the loan casefile may be underwritten through DU without these fields.

**Q22. If a lender uses a Web-based application for which there is no loan originator, what should be entered in DO/DU for the Loan Originator ID?**

For consumer, Realtor, and other Web-based systems that receive borrower applications without a loan originator initially assigned to work on a loan casefile with the borrower, the lender’s system should submit a value of “1” to DO/DU for the Loan Originator ID. Sending a value of “1” in this field will indicate that an originator has not yet been assigned to work on the loan casefile. Once a loan originator is assigned to the loan casefile, the “1” should be overwritten with the Loan Originator ID associated to the loan originator.