



NMLS Call Report Functionality in Point

Q&A set from live webinar 5/3/2011

1. How is business channel marked in Calyx?
 - The business channel field is located in many places in Point. It is located on the Registration and Rate Lock screen, Secondary Marketing screen, Underwriting Screen, Conditions Screen, Fees & Impounds screen, and the Closing Screen. To reach the Registration and Rate Lock, go to the Track Menu, and click Registration and Rate Lock. To get to the others, they are all listed under the banker menu.
2. Is this RMLA report in point?
 - Yes, the RMLA reports are in Point. You must have Point 7.4 SP3 which was just released on Friday, April 29, 2011
3. What report do you use if you retail banker and broker?
 - Use the Expanded – Filtered by Business Channel Report. If you are not a Fannie/Freddie Seller/Service or a Ginnie Mae Issuer, you only have to use the RMLA Section I tab.
4. Do we need to include construction loans? Yes.
5. If you do not have Excel 2007, will it not show up on the reports? We have the updated version of 7.4SP3, but Excel 2003.
 - If you want to run the report in Point, you must have Excel 2007 to generate the Call Report. If you need to update your Excel version, Microsoft® sells [Excel 2010 online](#) for \$139.99.
6. I have #NAME? in many of my fields - is that because I'm using the old Excel program?
 - Yes. You must have Excel 2007. The formulas that are being used exist only in Excel 2007 or above.
7. Why is the NMLS call report not in the drop down list on my Point version that was just updated?
 - Point 7.4 SP3 contains the reports and was available for download beginning 4/29/2011. If you are using PointCentral 7.4, you must re-synchronize your template folders.
8. Do we include Investment properties and Home Equity Lines of credit? Yes.

9. Fees using 801 and 802 question: What if 802 is a credit, would you use the net in A as the fees?
- If the Net in A is the fees that your company retained, then you would use the net in A as the fees. You would need to alter Point's NMLS call report and template to do this. If you are a mortgage broker, most likely you will only use the Mortgage Broker Fee and exclude the rest of the fees as they are not retained by your company.
10. With the 7.4 release, were any new HMDA or mortgage call report fields ADDED that we would need to go back and populate in order to complete the May 15 requirement?
- If you are only running the Standard Report (RMLA Section I), there are no new fields that you need to go back to fill out. If you need to fill out the Expanded, four new fields were added: HELOC checkbox, Prime Check box, Negative Amortization check box, and the FAS 140 Sales Treatment box.
11. Is a loan considered active if the application was taken before the reporting dated but turned down during the reporting period? I didn't see a turned down as a active status.
- If the application doesn't have an active status in the report period, our report engine would not pick it up. If the loan was turned down during the reporting period, just make sure that it has an active status and our report engine will pick it up.
12. Can you give examples of the fees and pass through fees?
- If you are a retail lender, the mortgage broker fee is a pass through fee.
13. What if you do Multi-family loans that are not owner occ?
- On RMLA Section I, you report those loans in the Closed Loan Data Region on the row for Multifamily. If you are a Fannie/Freddie Seller/Service or a Ginnie Mae Issuer, you would also report those loans on the
14. What about cancelled and/or denied statuses?
- Those statuses were not included; however, they can be added to the report filter. There will be a knowledge base article showing you how to modify the report filter to add those statuses.
15. What is the difference between App Rcvd or App in Process as compared to "Loans Originated"?
- Application received or an application in process is a loan that has not closed. Loan originated is basically a loan that has been closed during the report period. Please see your HMDA handbook for a better definition of Loan Originated.
16. How often is the HMDA report required?
- The HMDA report is an annual report. If you are a broker, you do not need to run a HMDA report.
17. 2% of our production is brokered, the rest is retail. Will I have to add the brokered loans manually or do I have to use the expanded report?
- It would be easier to run the expanded report that includes filtering for RMLA Section I. You'll still need to use the business channel as a filter. You don't have to use RMLA Section II. It's available in this report for those lenders who are Fannie/Freddie Seller/Service or Ginnie Mae Issuers.

18. Do the NMLS Call Report requirements apply to federally registered financial institutions?
- According to the NMLS website, only companies that hold a state license or state registration through NMLS will be required to complete a Mortgage Call Report. Get more details about the NMLS Requirements at this website:
<http://mortgage.nationwidelicencingsystem.org/slr/common/mcr/Pages/default.aspx>
19. I can't find where "Originator" is located.
- It is under the Utilities menu, then under the drop down lists sub menu. It is the first item on the list.
20. Because Point did not have a tracking field for our Wholesale Account Reps, we use the originator field for our AE and then list the actual loan officer in the contact field under the broker info on the Agent List screen. Will that field carry over to the report?
- No. You'll have to modify the call report to pull the data from there.
21. Do we only report data from the time that we received our Federal NMLS#?
- No. It includes all your data for the quarter you did business in.
22. What boxes should be checked in the current status section when generating a report.
- Click All.
23. When running the report, what goes in the status drop down box? Or is it left blank. This would be for the standard 100% broker report.
- [Report Period]. It is there by default for all NMLS Call Reports.
24. In previous section what is the difference between AC020 Applications received and AC070 Loans Originated? Are Loans originated closed loans?
- Application received. Loan originated is basically a loan that has been closed during the report period. Please see your HMDA handbook for a better definition of Loan Originated.
25. Should the NMLS report be run on each LO individually or as a whole for the entire company?
- For the entire company
26. Do I have to load the Point Central 7.4 release to get the NMLS reports?
- No. You can either add the 26 new Point Central fields to the list of additional fields or you can convert your PC folders to conventional ones, and run it against them.
27. When it asks for the amount (\$); is that the loan amount? Yes.
28. I ran a report but it does not show applications approved but not accepted, applications denied, incomplete, with drawn or loans originated, nor property status, lien status or fee information. Why and how do I correct?
- You need to use the Action Taken field in the HMDA reporting screen. The HMDA reporting screen is located in the Track Menu.

29. Can you clarify what "loans originated" is??
- It is basically a closed loan. Please see your HMDA handbook for a better definition of Loan Originated.
30. What about company who is doing brokering and retailing? Do I need to use expanded report?
- Use the expanded report. You only need to use the RMLA Section I tab, and be sure to use the business channel field as your filter.
31. What if we never used the HMDA Reporting section of Point?
- Without using that section in Point, it would be extremely difficult for you to gather the data required for the NMLS Call Report regardless of whether you use one that we built in our program or one that you create yourself.
32. Please review interest rate credit. I ran my report and they came up with \$0.00. Why would that be?
- In the data tab, if a loan has no interest rate credit, then it would appear as \$0.00.
33. Is the broker call report that's due now, for 1st quarter 2011 loans, or for 2010 loans?
- 1st quarter 2011 loans.
34. Are Lender Fees collected, what WE received from Lender, or the lender's admin/underwriting fees?
- Lender fees collected are those fees collected and retained by a lender including the lender's admin and underwriting fees. If you are a broker, you would not use this column in the RMLA Section I. You would only use the brokered columns. In those fields for Broker fees, you would use the exclude table below the fees to exclude those fees in the calculation.
35. What is the definition of a pass through fee?
- A pass through fee is a fee that is not retained by your company.
36. I don't understand how we segregate correspondent loans and wholesale brokered loans when running the reports? Do we report breaking out the data or since we do all retail originations it only reports under retail?
- You have to use the Business Channel field that is located in many places in Point. It is located on the Registration and Rate Lock screen, Secondary Marketing screen, Underwriting Screen, Conditions Screen, Fees & Impounds screen, and the Closing Screen. To reach the Registration and Rate Lock, go to the Track Menu, and click Registration and Rate Lock. To get to the others, they are all listed under the banker menu.
37. Is credit score a field that can be added into reports?
- The reports are modifiable. You can add what ever field you want. However, credit score is only applicable for RMLA Section II. The report currently uses the Qualifying FICO score for the borrower on the Underwriting Screen. You only need to report RMLA Section II if you are Fannie/Freddie Seller/Service or a Ginnie Mae Issuer.

38. What qualifies for approved but not accepted?
- This means that you have approved the loan, but the borrower did not accept the loan, and perhaps used a different broker or different lender. Please see the HMDA handbook for more information about this definition.
39. We only have to do the Expanded if we are Fannie/Freddie GNMA direct?
- Yes. However, if you broker loans and have a retail channel, you can use our expanded report and just use the RMLA section I tab.
40. To summarize; if HMDA report is completed correctly, the NMLA report becomes much simpler?
- Yes.
41. I am not clear; does Point export the call report directly to our NMLS site?
- No. It creates an excel report that looks like the NMLS website to make it easier for you to view your data prior to entering the data at the NMLS.
42. Where can I find the screen/form RMLA section I.
- When you run the report, it will be the first tab. The report is part of Point 7.4 SP3 which was released on Friday, April 29, 2011.
43. Does the report have to run on both prospect and borrower loans in Point?
- Generally, you wouldn't do this. However, if your prospect files are considered applications (which they shouldn't be), then yes, you would have to run this against both prospect and borrower files.
44. Q: Does the call report want reverse mortgage data?
- Yes. Our NMLS call reports do not include reverse mortgage data sections because Point and PointCentral don't track that. Use your system that creates reverse mortgages to aggregate your NMLS data.
45. Wouldn't all applications prior to or during the time be loans originated?
- No. A loan originated is basically a closed loan. Please see your HMDA handbook for more information about this definition.
46. Are the "Fees" referring to Closed Loans? Yes.
47. Standard report for 100% brokered requires one report 90 days after fiscal year and also quarterly. Am I wrong?
- You are not quite correct, but not entirely wrong either. The Standard report contains two sections – a Residential Mortgage Loan Activity section (RMLA Section I) and a financial conditions section. You need to send in RMLA Section I on a quarterly basis, and you need to send the financial conditions section annually – 90 days after the end of your fiscal year. Point's NMLS Call report does not contain the financial conditions section of the standard report.

48. Does that mean that a file would be reported on two different reports if it carried over
- Yes. However, it would only be in one report periods "Action Taken" section with an action that has been taken.
49. I work for a FDIC bank. I originate loans with 2 different lenders. We only broker these loans. We do not fund or underwrite these loans. I was only required to be registered w/NMLS and I did not have to become licensed. Do I need to complete the call report?
- See answer to question 18.
50. How do you disclose the fee, i.e. appraisal, what should you check or uncheck.
- Appraisal fees aren't generally in Block 1 or block 2 of the fees worksheet. These are automatically excluded. In general
51. If we are a broker but are registered under federal as we are in a community bank does this still apply to us?
- See answer to question 18.
52. Why does the field 6174 from the Net Profit not fill out properly on purchases?
- Net profit is based on a number of factors. To investigate the specific issue, more information is needed.
53. Where do you find that Regulator Connect screen again?
- It is under the Track Menu.
54. What if we broker loans as well as correspondent and fund about 60% of our files? We don't sell to the secondary market.
- You will need to modify the filtered by business channel report to pick up loans funded by your institution as a loan that was originated.
55. For the HMDA report to run properly we have always had to code all loans as "closed" - how will that affect this report?
- That data will show up in the Closed Loan data section. If you want to exclude the ones that have denied, you will need to modify the report to only include "Loans Originated".
56. Question concerning the Prior and end Period Reporting. Doesn't it need to include denied and canceled files as well?
- See answer to question 14.
57. Where this RML report is which you are working from? Thanks.
- It is part of 7.4 SP3 that was released on Friday, April 29, 2011.
58. What section determines the application date or closed date?
- Status screen in the Track menu