

To reach the Division's
Investigative Person of the Day,
Please call (702)486-0782



Other Resources

Nevada Attorney General
www.ag.nv.gov

Nevada Consumer Affairs
www.consumeraffairs.nv.gov

Federal Trade Commission
www.ftc.gov

**U.S. Department of Housing & Urban
Development**
www.hud.gov

**Nationwide Multistate Licensing System
& Registry (NMLS)**
www.mortgage.nationwidelicencingsystem.org

Department of Business and Industry
www.business.nv.gov

Division of Mortgage Lending

The Division of Mortgage Lending licenses and supervises Nevada's non-depository mortgage lending and related industries, which includes mortgage brokers, mortgage bankers, mortgage agents, escrow agencies and agents, mortgage servicers, any person that engages in covered service ("loan modification") activity and their agents.

Mission:

To grow Nevada's non-depository mortgage lending and related industries through reasonable and firm, but fair, implementation and enforcement of our laws; to protect the industry and consumers and safeguard the public trust by creating a regulatory climate that advances professionalism, education, compliance, and ethics in the mortgage lending and related industries; and to provide a thorough and fair consumer compliant resolution process.



State of Nevada
Department of Business & Industry
Division of Mortgage Lending

3300 West Sahara Avenue, Suite 285
Las Vegas, NV 89102
Phone: 702-486-0782
Fax: 702-486-0785
Email: MLDinfo@mld.nv.gov



State of Nevada
Department of Business and
Industry
**Division of Mortgage
Lending**

**Don't Be
a Victim of
Mortgage and
Foreclosure
Fraud**

www.mld.nv.gov

TALK WITH A HUD-APPROVED COUNSELOR

Housing counseling agencies can provide guidance on buying a home, renting, and reverse mortgages. Housing counselors can also provide information regarding default and foreclosure prevention.

A HUD-approved housing counselor will be able to:

- Discuss your financial situation and help you decide the best options for homeownership.
- Explain what documents you need to provide to your mortgage agency and may be able to contact the mortgage company on your behalf.
- Help make a budget that will show you how to meet your monthly mortgage payments and other expenses.
- Provide budget and financial management.
- Inform you about other local resources to assist you.

Locate a HUD-Approved Housing Counselor near you online or by phone:

www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm

(800) 569-4287

HOW TO PREVENT FRAUD

- Verify the company you are working with is properly licensed by visiting the Division of Mortgage Lending at www.mld.nv.gov or NMLS at www.mortgage.nationwidelicensingsystem.org.
- Do not be pressured into signing a contract without reading AND understanding it first.
- Get everything in writing.
- Beware of companies asking for upfront fees.



AVOID

- Any business that guarantees to stop a foreclosure process
- Any business that instructs you not to contact your lender, lawyer, or credit or housing counselor
- Any business that encourages you to sell your house and lease it back
- Any business that recommends you make your mortgage payments directly to them, instead of your lender
- Any business that urges you to transfer your property or deed to them

FILE A COMPLAINT

If you think you have been a victim of mortgage fraud or an unscrupulous loan modification specialist, you are encouraged to file a complaint with the **Division of Mortgage Lending**.

You can obtain a complaint form on-line at www.mld.nv.gov or by contacting the **Division of Mortgage Lending at (702)486-0782**.

Complete the form as thoroughly as possible including :

- facts of the case
- dates of any transactions
- names of persons spoken to
- supporting documents such as signed contracts, cancelled checks, and receipts for payments

The complaint form and all supporting documents may be submitted to the Division by mail, fax, or e-mail.

**Division of Mortgage Lending
3300 West Sahara Avenue, Suite 285
Las Vegas, NV 89102**

Fax (702)486-0785

E-mail: MLDInfo@mld.nv.gov