

Where Can I Find More Information?

Division of Mortgage Lending

www.mld.nv.gov

- Statutes and Regulations (NRS 645A and NAC 645A)
- Licensing applications and licensing renewal
- Industry Information
- Education Information

Consumer Financial Protection Bureau

<http://www.consumerfinance.gov>

- Federal regulations
- General consumer information

Contact Licensing

Division of Mortgage Lending Licensing
1830 College Parkway, Suite 100
Carson City, NV 89706
Phone: 775-684-7060
Fax: 775-684-7061
Email: MLDinfo@mld.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 promote and grow Nevada's non-depository mortgage lending and related industries through reasonable and firm, but fair, implementation and enforcement of our laws; to protect industry and consumer interests and safeguard the public trust by creating a regulatory climate that fosters a competitive, level playing field and advances professionalism, education, compliance, and ethics in the mortgage lending and related industries; and to provide a thorough and fair consumer complaint resolution process.

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

3300 West Sahara Avenue, Suite 285
Las Vegas, NV 89102
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State of Nevada Department of Business and Industry Division of Mortgage Lending

A hand is shown writing the word "ESCROW" in blue capital letters on a whiteboard. A blue horizontal line is drawn underneath the word.

Information for Escrow Agencies and Escrow Agents

www.mld.nv.gov

Who is required to be licensed under NRS 645A?

Any person who engages in or carries on, or holds himself or herself out as engaging in or carrying on, the business of administering escrows or acts in the capacity of an escrow agent or escrow agency within Nevada or with respect to any transaction involving real or personal property located in Nevada



The Division of Mortgage Lending shall issue to each licensee a license which:

- Shows the name and address of the licensee, and in the case of an escrow agent, the name of the licensed escrow agency with whom the escrow agent will be employed and associated; and
- Contains any additional information prescribed by the Commissioner.

No escrow agent may be associated with and employed by more than one escrow agency at the same time.

Requirements for Licensure

An application for a license as an escrow agency or escrow agent shall be made in writing to the Commissioner.

An applicant must include the following in the application for an initial license:

- Any application fee
- All content required to be included in the application
- Written consent authorizing the Commissioner to conduct a background investigation(s)
- A complete set of fingerprints of a natural person, or if the applicant is not a natural person, a complete set of fingerprints of each control person
- Any other information required

An applicant must include the following in the application for a renewal of an existing license:

- Any renewal fee
- All content required by the Commissioner in the application form
- Any other information required

If the Commissioner determines, after investigation, that the experience, character, financial condition, business reputation and general fitness of the applicant, or the control persons of the applicant, are such as to command the confidence of the public and to warrant the belief that the business conducted will protect and safeguard the public, the Commissioner shall issue or renew a license to the applicant as an escrow agent or escrow agency.

License Renewal

A license issued to an escrow agency or escrow agent expires on July 1 of each year if it is not renewed. A license may be renewed by filing an application for renewal, paying the annual fee, and submitting all information required.

Continuing Education

An escrow agent must complete at least ten hours of approved courses of continuing education during the twelve months immediately preceding the date on which the license expires to satisfy the requirements for continuing education (CE).

Compliance

Nevada statutes require that licensees cooperate fully with examinations and investigations. Licensees must provide the requested documents or explanations in a timely manner and are expected to conduct themselves in a professional manner at all times.

For more information or questions on any process of compliance, please contact:

Designation of a Qualified Employee

An escrow agency shall designate a natural person to service as the qualified employee for each office designated in a license issued to the escrow agency