

Who needs a Mortgage Servicer License?

Anyone who wishes to advertise services as, provide any of the services of, act as or conduct business as a mortgage servicer or otherwise engage in, carry on, or hold himself or herself out as engaging in or carrying on the activities of a mortgage servicer.

Who needs a Supplemental Mortgage Servicer License?

If a person holds a license as a mortgage broker or a mortgage banker and wishes to act as, offer to act as, or provide the services of a mortgage servicer on one or more mortgage loans that the person did not make or arrange, that person needs to file an application for a supplemental mortgage servicer license.

When does a Mortgage Servicer License expire?

Each mortgage servicer license and supplemental mortgage servicer license expires on December 31st of the year in which it was issued, unless it is renewed.

Contact Licensing

Division of Mortgage Lending Licensing
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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, mortgage servicers, escrow agencies and agents, 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 complaint resolution process.



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

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



Information for Mortgage Servicers

www.mld.nv.gov



Principal and Branch Offices

An applicant for a license must obtain a license for its principal office.

If engaging in the activities of a mortgage servicer related to any dwelling located in this State from one or more branch offices, any branch office and the name, telephone number, and electronic mail address for a contact person for each branch office must be in all applications. The branch office does not need to apply for a separate license.

Qualified Employee

A licensee must designate a natural person to serve as a qualified employee for each principal or branch office.

Examinations

The Commissioner may conduct examinations or investigations as may be necessary to determine whether a person has violated any provision of chapter 645F of NRS or the Nevada Mortgage Servicer Regulations (NAC 645F) and to efficiently enforce the provisions set forth.

Supervision and Control

A mortgage servicer must exercise reasonable supervision and control over the activities, and be responsible for the actions or inactions, of his or her employees or agents.

The Commissioner may prescribe standards for determining whether a mortgage servicer has exercised reasonable supervision and control over the activities of his or her employees or agents.



Investigations

If the Commissioner conducts an investigation of a complaint, the Commissioner will determine from the investigation whether there is reasonable cause to believe that the person committed the alleged violation. If the Commissioner then determines that there is reasonable cause to believe that the person committed the alleged violation, the Commissioner may take any disciplinary action authorized by NRS 645F and the Nevada Mortgage Servicer Regulations (NAC 645F).

Licensing Activity for 2024

Mortgage Servicers	91
Supplemental Mortgage Servicers	225

