

# MORTGAGE LOAN BUSINESS ACTIVITY REPORT

RE 881 (Rev. 6/12)

NAME OF REPORTING BROKER (CORPORATION OR INDIVIDUAL)

MAIN OFFICE ADDRESS

REPORTING PERIOD FOR FISCAL YEAR ENDING ___/___/___ (MONTH/DAY/YEAR)	DRE LICENSE NUMBER	NMLS NUMBER
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DURING THE REPORTING PERIOD, MORTGAGE LOAN/TRUST DEED BUSINESS ACTIVITIES WERE CONDUCTED BY THE REPORTING BROKER AND ANY SALESPERSON AND BROKER ASSOCIATES AT THE FOLLOWING ADDRESS(ES) IN ADDITION TO THE -BUSINESS MAIN OFFICE ADDRESS ABOVE:

## PART A

**COMPLETE THIS SECTION IF YOU MAKE, ARRANGE, OR SERVICE RESIDENTIAL MORTGAGE LOANS DESCRIBED IN BUSINESS AND PROFESSIONS CODE (B&P) §10166.07**

(a) A real estate broker who acts pursuant to Section 10131.1 or subdivision (d) or (e) of Section 10131, and who makes, arranges, or services one or more loans in a calendar year that are secured by real property containing one to four residential units, shall annually file a business activities report, within 90 days after the end of the broker's fiscal year or within any additional time as the commissioner may allow for filing for good cause. The report shall contain within its scope all of the following information for the fiscal year, relative to the business activities of the broker and those of any other brokers and real estate salespersons acting under that broker's supervision:

### SALESPERSONS AND BROKER-ASSOCIATES

LIST EACH SALESPERSON AND BROKER ASSOCIATE UNDER THE SUPERVISION OF THE REPORTING BROKER OR CORPORATION FOR ALL OR PART OF THE YEAR. (ATTACH ADDITIONAL SHEETS OR RE 881 ADDENDUM IF NECESSARY)

NAME		NAME	
LICENSE #	NMLS #	LICENSE #	NMLS #
NAME		NAME	
LICENSE #	NMLS #	LICENSE #	NMLS #
NAME		NAME	
LICENSE #	NMLS #	LICENSE #	NMLS #
NAME		NAME	
LICENSE #	NMLS #	LICENSE #	NMLS #

### REAL ESTATE ACTIVITIES AND TYPES OF ADVERTISEMENTS UTILIZED (CHECK ALL THAT APPLY)

<input type="checkbox"/> Arranging (Brokering) Mortgage Loans <input type="checkbox"/> Making (Funding) Mortgage Loans <input type="checkbox"/> Servicing Mortgage Loans <input type="checkbox"/> Buying, Selling or Exchanging Notes and/or Real Property Sales Contracts <input type="checkbox"/> Listing and/or Selling Property (Real Estate) <input type="checkbox"/> Property Management - Fee Based <input type="checkbox"/> Financing Activities (Lender or Broker) under a Consumer Finance License <input type="checkbox"/> Residential Mortgage Activities (Lender or Servicer) under a Residential Mortgage Lender License <input type="checkbox"/> Perform Broker Escrows	FORMS OF MEDIA USED TO ADVERTISE TO THE PUBLIC (CHECK ALL THAT APPLY) <input type="checkbox"/> Print <input type="checkbox"/> Radio <input type="checkbox"/> Television <input type="checkbox"/> Internet <input type="checkbox"/> Other
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NAME OF REPORTING BROKER (CORPORATION OR INDIVIDUAL)

INSTITUTIONAL LENDERS OF RECORD <i>(Attach additional sheets or RE 881 Addendum if necessary)</i>		
LENDER NAME  <input type="checkbox"/> FIXED <input type="checkbox"/> ADJ. <input type="checkbox"/> BOTH	LENDER NAME	LENDER NAME
LENDER NAME	LENDER NAME	LENDER NAME

FOR ALL MORTGAGE LOANS SERVICED, THE TOTAL AMOUNT OF FUNDS ADVANCED TO BE APPLIED TOWARD A PAYMENT TO PROTECT THE SECURITY OF THE NOTE BEING SERVICED

FIXED RATE LOANS					
	TOTAL NUMBER OF LOANS	AGGREGATE PRINCIPAL AMOUNT	LOWEST INTEREST RATE	HIGHEST INTEREST RATE	
FUNDED AS PRINCIPAL					
PRIVATE LENDER FUNDED					
BROKERED-INSTITUTIONAL					
SERVICED					

ADJUSTABLE RATE LOANS					
	TOTAL NUMBER OF LOANS	AGGREGATE PRINCIPAL AMOUNT	LOWEST INITIAL INTEREST RATE	HIGHEST INITIAL INTEREST RATE	HIGHEST MARGIN
FUNDED AS PRINCIPAL					
PRIVATE LENDER FUNDED					
BROKERED-INSTITUTIONAL					
SERVICED					

LOANS WITH A PREPAYMENT PENALTY			
TOTAL NUMBER OF LOANS MADE, BROKERED, OR SERVICED	AGGREGATE PRINCIPAL AMOUNT	LENGTH OF MINIMUM PREPAYMENT PENALTY PERIOD (IN YEARS)	LENGTH OF MAXIMUM PREPAYMENT PENALTY PERIOD (IN YEARS)

NUMBER OF LOANS THAT ALLOW AN INCREASED MONTHLY PAYMENT WHILE A PREPAYMENT CLAUSE IS IN EFFECT

COVERED LOANS <i>As defined in Financial Code 4970 — 8% over Treasury rate or 6% points and fees</i>				
	TOTAL NUMBER OF LOANS		AGGREGATE PRINCIPAL AMOUNT	
	FIXED	ADJ.	FIXED	ADJ.
FUNDED AS PRINCIPAL				
PRIVATE LENDER FUNDED				
BROKERED-INSTITUTIONAL				
SERVICED				

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**NON-TRADITIONAL LOANS**

*A loan that allows borrowers to defer repayment of principal or interest. Such products include, but are not limited to, interest only loans where the borrower pays no loan principal for a period of time and payment option loans where one or more of the payment options may result in negative amortization. A "nontraditional loan product" does not include reverse mortgages or home equity lines of credit (other than simultaneous second lien loans).*

	TOTAL NUMBER OF LOANS		AGGREGATE PRINCIPAL AMOUNT	
	FIXED	ADJ.	FIXED	ADJ.
FUNDED AS PRINCIPAL				
PRIVATE LENDER FUNDED				
BROKERED-INSTITUTIONAL				
SERVICED				

**FORECLOSURES**  
*When Filed by Reporting Broker*

	NUMBER OF NOTICES OF DEFAULT	NUMBER OF TRUSTEE'S SALES OR JUDICIAL SALES RECORDED BY REPORTING BROKER	DEEDS-IN-LIEU OF FORECLOSURE RECORDED BY REPORTING BROKER
FUNDED AS PRINCIPAL			
PRIVATE LENDER FUNDED			
SERVICED			

**COMPENSATION FOR BROKERED LOANS**

TOTAL COMPENSATION RECEIVED FOR BROKERED LOANS	<i>Total compensation should include yield spread premiums, commissions, and rebates. Exclude compensation used to pay third-party services on behalf of borrower.</i>
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**BILINGUAL DISCLOSURES**

TOTAL NUMBER OF NON-ENGLISH DISCLOSURES PROVIDED TO CONSUMERS				
SPANISH DISCLOSURES	CHINESE DISCLOSURES	VIETNAMESE DISCLOSURES	KOREAN DISCLOSURES	TAGALOG DISCLOSURES

**CERTIFICATION SIGNATURE**

*The information contained in this report is true and correct to the best of my knowledge and belief.*

SIGNATURE OF BROKER OR DESIGNATED LICENSED OFFICER *	DATE	LICENSE ID NUMBER
PRINTED NAME OF BROKER OR DESIGNATED LICENSED OFFICER (REPORTING BROKER)	LICENSE ID NUMBER	NMLS NUMBER
NAME OF CORPORATION	BUSINESS TELEPHONE NUMBER	
EMAIL ADDRESS	ALTERNATE TELEPHONE NUMBER	

- \* If the reporting broker holds an individual real estate broker license, he/she must sign this report.
- \* If reporting broker is submitting this report on behalf of the licensed corporation, the corporation's designated officer must sign this report.
- Check this box if Threshold and/or Multi-Lender Activity Meets the Reporting Criteria pursuant to B&P §10232.2 and/or §10238 (k) and this is a consolidated report which includes PART A and PART B and is intended to satisfy the requirements of B&P §10166.07(a) and §10232.2(c).

**PART B**

**Complete this section if you perform private money mortgage loan activities and you meet the threshold or multi-lender reporting criteria.**

**Threshold** — Business and Professions Code §10232.2 — A real estate broker who meets the criteria of subdivision (a) of §10232 shall annually file the report of business activities referred to in §10232.2(c) with the Department of Real Estate within 90 days after the end of the broker’s fiscal year.

**Multi-Lender** — Business and Professions Code §10238(p) — A real estate broker who meets the criteria of subdivision (k) of §10238 shall annually file the report of business activities referred to in §10232.2(c) with the Department of Real Estate within 90 days after the end of the broker’s fiscal year.

<i>Report Data</i>	<i>Article 7 Loans</i> ①	<i>Other Loans</i>
<b>I. LOANS ORIGINATED AS AGENT [B&amp;P Code §10131(d)]</b>		
<b>TOTAL LOANS</b>		
Total Number of Loans.....	_____	_____
Aggregate Principal Amount.....	\$ _____	\$ _____
Total Commissions Received from All Loans Originated as Agent .....	\$ _____	\$ _____
<b>A. MULTIPLE LENDER LOANS (Fractionalized)②</b>		
1. Number of Loans.....	_____	_____
2. Aggregate Principal Amount.....	\$ _____	\$ _____
3. Aggregate Number of Investors.....	_____	_____
<b>B. LOANS TO REFINANCE③ LOANS PREVIOUSLY NEGOTIATED BY REPORTING BROKER OR AFFILIATE④</b>		
1. Number of Loans.....	_____	_____
2. Aggregate Principal Amount.....	\$ _____	\$ _____
<b>C. BALLOON PAYMENT LOANS OR INTEREST-ONLY LOANS</b>		
1. Number of Loans.....	_____	_____
2. Aggregate Principal Amount (at maturity).....	\$ _____	\$ _____
<b>D. LOANS COVERED UNDER FINANCIAL CODE §4970 (from Part I-brokered)</b>		
1. Number of Loans.....	_____	_____
2. Aggregate Principal Amount.....	\$ _____	\$ _____

See page 9 for the explanation of footnotes.

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**II. LOANS ORIGINATED AS PRINCIPAL (FUNDED BY BROKER) FOR RESALE [B&P §10131.1]**

Total Number of Loans \_\_\_\_\_  
Aggregate Principal Amount..... \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Loan Origination Fees (Points) of all Loans Originated as Principal Funded for Resale... \$ \_\_\_\_\_ \$ \_\_\_\_\_

**A. LOANS TO REFINANCE LOANS<sup>3</sup> PREVIOUSLY NEGOTIATED BY REPORTING BROKER OR AFFILIATE<sup>4</sup>**

1. Number of Loans..... \_\_\_\_\_  
2. Aggregate Principal Amount..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

**B. BALLOON PAYMENT LOANS OR INTEREST-ONLY LOANS**

1. Number of Loans..... \_\_\_\_\_  
2. Aggregate Principal Amount (at maturity)..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

**C. PRINCIPAL (Broker Funded) LOANS RESOLD**

1. Single Purchaser:  
a. Number..... \_\_\_\_\_  
b. Aggregate Selling Price..... \$ \_\_\_\_\_ \$ \_\_\_\_\_  
2. Multiple Purchasers (Fractionalized)<sup>2</sup>:  
a. Number..... \_\_\_\_\_  
b. Aggregate Selling Price..... \$ \_\_\_\_\_ \$ \_\_\_\_\_  
c. Aggregate Number of Purchasers..... \_\_\_\_\_

**D. LOANS COVERED UNDER FINANCIAL CODE §4970 from Part II-Made (Funded)**

1. Number..... \_\_\_\_\_  
2. Aggregate Principal Amount..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

**III. COSTS AND EXPENSES PAID BY BORROWERS IN LOAN ORIGINATIONS<sup>5</sup>**

Amount Retained by Broker or Affiliate for Services \$ \_\_\_\_\_ \$ \_\_\_\_\_  
A. Amount collected for costs and expenses in B&P §10242(a): appraisal, credit, escrow and notary fees., etc. (excluding title and recording fees)..... \$ \_\_\_\_\_ \$ \_\_\_\_\_  
B. Amount collected for costs and expenses in B&P §10242(b): commission, origination, points, bonuses and other charges..... \$ \_\_\_\_\_ \$ \_\_\_\_\_

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**IV. LOANS FOR BROKER'S USE OR BENEFIT® [B&P §10231.2]**

*All Loans/Sales*

- A. Total Number..... \_\_\_\_\_
- B. Number of Fractionalized Loans..... \_\_\_\_\_
- C. Aggregate Amount Borrowed..... \$ \_\_\_\_\_

**V. SALES OF NOTES AS AGENT [B&P Code §10131(e)]**

- A. Total Number..... \_\_\_\_\_
- B. Aggregate Selling Price..... \$ \_\_\_\_\_
- C. Commissions Received..... \$ \_\_\_\_\_
- D. Multi-Lender Sales (Fractionalized)
  - 1) Number..... \_\_\_\_\_
  - 2) Aggregate Number of Lenders/Investors..... \_\_\_\_\_
  - 3) Aggregate Selling Price..... \$ \_\_\_\_\_
  - 4) Commissions Received..... \$ \_\_\_\_\_

**VI. RESALES AS PRINCIPAL OF NOTES PURCHASED BY BROKER [B&P §10131.1]**

- A. Total Number..... \_\_\_\_\_
- B. Aggregate Purchase Price..... \$ \_\_\_\_\_
- C. Aggregate Resale Price..... \$ \_\_\_\_\_
- D. Multi-Lender Resales (Fractionalized)
  - 1) Number..... \_\_\_\_\_
  - 2) Aggregate Number of Investors..... \_\_\_\_\_
  - 3) Aggregate Selling Price..... \$ \_\_\_\_\_
  - 4) Commissions Received..... \$ \_\_\_\_\_

**VII. SALES OF REAL PROPERTY SALES CONTRACTSⓉ AS AGENT OR PRINCIPAL [B&P §10131(e) and §10131.1]**

- A. Number..... \_\_\_\_\_
- B. Aggregate Selling Price..... \$ \_\_\_\_\_

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**VIII. NOTE AND RPS CONTRACT SERVICING**

- A. Total Number of Notes and/or Contracts Serviced During Reporting Period..... \_\_\_\_\_
- B. Number of Fractionalized Notes Serviced®..... \_\_\_\_\_
- C. Total Amount of Payments Collected from Borrowers During the Reporting Period including Scheduled Payoffs®..... \$ \_\_\_\_\_
- D. Total Amount of Payments Collected from Borrowers on Fractionalized Notes During the Reporting Period including Scheduled Payoffs®..... \$ \_\_\_\_\_
- E. Total Principal Amount of Loans Serviced®..... \$ \_\_\_\_\_
- F. Total Principal Amount of Fractionalized Loans Serviced®®..... \$ \_\_\_\_\_
- G. Total Late Charges Received During the Reporting Period..... \$ \_\_\_\_\_
- H. Total Late Charges Retained by Broker..... \$ \_\_\_\_\_
- I. Number of Loans Prepaid..... \_\_\_\_\_
- J. Total Amount of Prepayment Penalties Paid by Borrowers..... \$ \_\_\_\_\_
- K. Total Amount of Prepayment Penalties Retained by Broker..... \$ \_\_\_\_\_
- L. Total Other Broker Charges for Servicing..... \$ \_\_\_\_\_
- M. Number of Notices of Default Filed..... \_\_\_\_\_
- N. Number of Trustee’s Sales, Judicial Sales or Deeds in Lieu of Foreclosure Recorded..... \_\_\_\_\_

**CERTIFICATION SIGNATURE**

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EMAIL ADDRESS	ALTERNATE TELEPHONE NUMBER	

- \* If the reporting broker holds an individual real estate broker license, he/she must sign this report.
- \* If reporting broker is submitting this report on behalf of the licensed corporation, the corporation's designated officer must sign this report.

Check this box if Residential Mortgage Loan Origination activity is performed pursuant to B&P §10166.07(a) and this is a consolidated report which includes PART A and PART B and is intended to satisfy the requirements of B&P §10166.07(a) and §10232.2(c).



*Footnotes*

- ① **ARTICLE 7 LOANS** — Loans of less than \$30,000 secured by first deeds of trust on dwellings and loans of less than \$20,000 secured by junior deeds of trust on dwellings.
- ② **MULTIPLE LENDER LOANS (FRACTIONALIZED)** — One funded through the issuance of a series of notes of equal priority secured by the same real property or the sales of undivided interests in a single note secured by the same real property, to two or more persons not otherwise associated.
- ③ **LOANS TO REFINANCE** — A loan funded within 90 days of the maturity date of an existing obligation of the borrower in which 75 percent or more of the proceeds made available to the borrower are applied to pay off the existing obligation.
- ④ **AFFILIATE** — Any entity in which an individual reporting broker or an officer, director or shareholder of a corporate reporting broker has more than a nominal financial interest or from whom the reporting broker receives any form of compensation for the referral of business in connection with the reporting broker's mortgage loan activities. Should the affiliate meet the criteria of Section 10232, a separate report must be compiled and submitted for each entity.
- ⑤ **COSTS & EXPENSES** — For services enumerated in Section 10241(a) (appraisal fees, escrow fees, title charges, notary fees, recording fees, credit investigation fees) and any other charge made to the borrower and retained by the broker, an affiliate or subsidiary.
- ⑥ A purchase or loan transaction in which the broker directly or indirectly obtained the use or benefit of the funds other than for commissions, fees, costs and expenses.
- ⑦ **REAL PROPERTY SALES (RPS) CONTRACTS** — As defined in Section 10029 of the Business and Professions Code:  
 "Real property sales contract" as used in this part is an agreement wherein one party agrees to convey title to real property to another party upon the satisfaction of specified conditions set forth in the contract and which does not require conveyance of title within one year from the date of formation of the contract.
- ⑧ Includes payments collected from obligors and loan payoffs.
- ⑨ Outstanding principal of each note on the last day of the fiscal year or the reporting period including fractionalized (multi-lender) loans.
- ⑩ Fractionalized (multi-lender) loans only.
- ⑪ Refer to Financial Code Section 4970(a) through (e) for the definition of a covered loan.