

**NMLS Review**  
**Test 6**  
**03/21/2013**

1. What is another name for the "1003"?
  - A. Uniform Residential Loan Application
  - B. Good Faith Estimate
  - C. HUD-1
  - D. TIL Disclosure Statement
  
2. The following instances would require a borrower to obtain flood insurance:
  - A. The borrower feels more secure with the flood insurance coverage
  - B. The lender policy is all conforming loans require flood insurance
  - C. The appraiser determines the property is in a flood zone
  - D. There was flooding history with the previous owner
  
3. The borrower does not want to answer the questions in the government monitoring section. You must:
  - A. Refuse to take the application
  - B. Leave that section blank
  - C. Tell the borrower it is a federal violation of the Truth in Lending Act
  - D. Complete the section based on your personal observation
  
4. Which of the following is voluntarily disclosed by the borrower on the application?
  - A. Race and marital status
  - B. Marital status and age
  - C. Race and sex
  - D. Sex and age
  
5. The Housing Expense ratio is concerned with the following:
  - A. Borrower's level of income in ratio to the loan amount
  - B. The borrower's credit worthiness
  - C. The borrower's ability to make their monthly mortgage payment
  - D. The borrower's ability to meet housing expenses determined by their income
  
6. Per FNMA underwriting guidelines, the appraiser can use net adjustments up to \_\_\_\_\_% on a residential 1-4 family residential appraisal?
  - A. 25%
  - B. 20%
  - C. 15%
  - D. 10%
  
7. A borrower applies for a refinance loan on their property appraised at \$235,000. There is a open HELOC with a \$40,000 credit limit and the borrower owes \$25,000. The borrower applies for a first mortgage loan amount of \$166,000. What is the LTV, CLTV and TLTV based on the information given.
  - A. 70% / 80% / 95%
  - B. 70% / 83% / 0100%
  - C. 71% / 81% / 98%
  - D. 75% / 80% / 91%
  
8. A borrower refinances their mortgage and is required to obtain PMI on first mortgages with a LTV over 80%. The appraised value is \$221,000 and the borrower carries a HELOC balance of \$46,000. The borrower applies for a fixed rate mortgage of \$175,000 at 6.5% for 15 years. The following would apply:
  - A. The LTV is 100%
  - B. The borrower is required to have PMI
  - C. The lender will not require the borrower to have PMI on this loan
  - D. The LTV is 90%

# Quizes For Uniform State Test Study Guide

**Jeffrey D. Fisher, Dennis S. Tosh**



## **Quizzes For Uniform State Test Study Guide:**

**Mortgage Loan Originator License Exam Prep** Stephen Mettling, Ellen Barski, Ryan Mettling, Performance Programs Company's Mortgage Loan Originator License Exam Prep MOLEP is a 210 page modern learning tool designed to prepare mortgage loan originator candidates to pass the NMLS SAFE MLO licensing exam MOLEP is comprehensive in that it contains both key content review and testing practice The text review specifically follows the MLO National Test outline as promulgated by NMLS testing officials This outline sets the standard for content coverage test section weighting and essentially what is on the MLO test Consistent with the promulgated NMLS license examination outline the main sections of the exam prep cover Federal Mortgage Related Laws General Mortgage Knowledge Mortgage Loan Origination Activities Ethics Uniform State Content Following each major section is a chapter end quiz to test your mastery of the subject material This is further reinforced by explanations in the Answer Key to each chapter quiz Exam candidates should also note that all content to our exam prep is tersely presented in bullet point lists We make every effort to present only the essential material that you need to learn the test outline subjects Finally our MOLEP challenges candidates to take and pass two 100 item practice tests covering the entire test outline Again each practice test comes with an answer key and explanation Between the practice quizzes and practice exams there are 420 total questions with rationales in MOLEP Taken as a whole if you learn the content in our exam prep resource we know you will pass the MLO license examination Testing officials went into great detail outlining what would be presented in the MLO license exam And we went to great lengths to explain all this content in our publication Following that the most we can do is wish you the best of success in taking and passing your exam So good luck

*Stockbroker Series 7 Exam General Securities Registered Representative Examination Practice Exams and Study Guide* Philip Martin McCaulay, 2007-09-30 This book will help stockbrokers pass the NASD Series 7 exam This book has 1 000 sample questions and a study guide with math formulas There are eight 125 question practice exams Here is the information about the book which just started appearing on the web sites of major online retailers such as amazon com and borders com

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computers with capabilities far beyond those of the most sophisticated electronic computers The soft computing methods they use can solve very difficult inverse problems based on reduction in disorder This book outlines these methods and applies them to a range of difficult engineering problems including applications in computational mechanics earthquake engineering and engineering design Most of these are difficult inverse problems especially in engineering design and are treated in depth

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