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## Privacy Policy

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## About Pam Strickland

Pam is a Real Estate Broker from Santa Barbara with over 38 years experience in Real Estate and Mortgage Lending.

Past-President, CAMB (California Association of Mortgage Brokers). Selected Mortgage Broker of the Year in 1992 by the CAMB and in 1993 by the NAMB (National Association of Mortgage Brokers).

Member, SAFE MLO National Test Maintenance Committee.

Past Member, California Mortgage Review Committee for the SAFE Act Mortgage Test.

Past Member, National Legal Review Committee for the SAFE Act Mortgage Test.

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Any recommendations contained in this message are based on Pam's many years of personal experience and research in the Real Estate industry and must not be considered legal advice. Please consult with appropriate legal counsel for further clarification.

Contact Pam at:

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## May 2019 bring you a very prosperous and blessed year!



### Retention of Licenses

For many years, the DRE has insisted that the broker of record maintain the original licenses of salespersons licensed under them (and copies of broker-associate licenses). This made sense back in the day when the DRE mailed ORIGINAL copies of the licenses. However it has become outdated now that no originals are mailed and everything is available via e-licensing on the internet. Therefore, the DRE no longer requires that the broker of record maintain copies of any licenses. See the Winter 2019 DRE Real Estate Bulletin for their comments on this and other new or amended laws:

[www.dre.ca.gov/files/pdf/reb/rebwinter\\_18.pdf](http://www.dre.ca.gov/files/pdf/reb/rebwinter_18.pdf)

### Display of Corporate or Broker License

Even though the DRE has changed the rule about maintaining copies of the salesperson or broker-associate licenses, you should still display a copy of the Corporate or Broker license of the company in an area where the public can easily see it. Additionally, the Fair Lending Notice should be displayed in the same area if you are engaged in Mortgage Lending and the Fair Housing Notice should also be displayed if you conduct Real Estate Listings/Sales and/or Property Management activities. Check to see if your city also requires that your City Business License is also prominently displayed.

### Broker-Controlled Escrow Activity Report

Brokers who are exempt from the Escrow Law (California Financial Code Section 17006) and who engage in broker-controlled escrow activities for five or more transactions in a calendar year or whose escrow activities equal or exceed \$1,000,000 in a calendar year will meet the escrow threshold and will, therefore, have to submit an Escrow Activity Report, RE 890 (Business and Professions Code Section 10141.6). The report is due within 60 days after the end of the calendar year in which the broker met the escrow threshold. It is an online submission form.

A broker who fails to submit the Escrow Activity Report is subject to a penalty of \$50 per day for each day the report has not been received by the Department, up to and including the 30th day. On and after the 31st day, the penalty is \$100 per day, not to exceed a total of \$10,000. In addition, the broker is subject to disciplinary action against his or her license(s).

### Mortgage Lending: DRE Business Activity Report

Any DRE broker/corporation who originates one or more loans on residential 1-4 property must file the RE-881, Business Activity Report. This is in addition to any NMLS reports filed by the broker/corporation. Here is the complete information on this required filing:

[www.dre.ca.gov/files/pdf/faqs/SAFE\\_FAQ\\_Business\\_Activity\\_Report.pdf](http://www.dre.ca.gov/files/pdf/faqs/SAFE_FAQ_Business_Activity_Report.pdf)

## Compliance Consulting

For a thorough evaluation of your company's compliance with the multitude of regulations that pertain to the real estate industry, Pam is available for private, confidential in-office consulting. She can also help you prepare for and get through a DRE audit or office survey. Further information is available on her website: [www.pamstrickland.com](http://www.pamstrickland.com)

To schedule an appointment, call Bob MacLeod at 805-689-2230.