

## **Introduction**

This Mortgage Broker Compliance Evaluation Manual was prepared primarily to assist the real estate broker who engages in mortgage loan activities to assess compliance with Department of Real Estate (“Department”) requirements. It addresses many of the questions that are asked of Department staff.

If there is any conflict between this manual and the Real Estate Law and/or Regulations of the Real Estate Commissioner, the law and regulations will take precedence. This manual was not designed to include all of a broker’s obligations and responsibilities under the Real Estate Law but rather as one of the tools to be used when reviewing business practices and record keeping procedures related specifically to a broker’s mortgage loan activity. This manual should be used in conjunction with the Broker Compliance Evaluation Manual (RE 5), which covers broader licensing and compliance topics.

Unless otherwise noted, all “Section” references are to the Business and Professions Code and “Regulation” references are to the Regulations of the Real Estate Commissioner. Applicable laws and regulations can be found in the Real Estate Law Book, available on the Department’s Web site at [www.dre.ca.gov](http://www.dre.ca.gov).

Questions regarding information contained in this manual should be directed to the Department’s Mortgage Loan Activities unit at (877) 373-4542.