State Licensing Matrix (Business Purpose)

This tool provides a comprehensive overview of states where a broker and originator license is required to close a loan. Expand your reach as a mortgage broker by originating loans in states where you're not currently licensed. Forge Capital Lending is authorized to fund loans in most states.

STATE	BROKER LICENSE REQUIRED	LOAN ORIGINATOR LICENSE REQUIRED	UNLICENSED*	Aprroved for ALL Programs	Aprroved for Business Purpose ONLY
Alabama (AL)	No	No		NO	NO
Alaska (AK)	No	No		NO	NO
Arizona (AZ)	Yes	No		YES	YES
Arkansas (AR)	No	No		NO	NO
California (CA)	Yes	No		YES	YES
Colorado (CO)	No	No		YES	YES
Connecticut (CT)	No	No		NO	NO
Delaware (DE)	No	No		NO	NO
District of Columbia (DC)	No	No		NO	NO
Florida (FL)	No	No		YES	YES
Georgia (GA)	No	No		NO	YES
Hawaii (HI)	No	No		NO	NO
Idaho (ID)	Yes	Yes		NO	NO
Illinois (IL)	No	No		YES	YES
Indiana (IN)	No	No		NO	NO
Iowa (IA)	No	No		NO	NO
Kansas (KS)	No	No		NO	NO
Kentucky (KY)	No	No		NO	NO
Louisiana (LA)	No	No		YES	YES
Maine (ME)	No	No		NO	NO
Maryland (MD)	No	No		NO	NO
Massachusetts (MA)	No	No		NO	YES
Michigan (MI)	Yes	No		NO	YES
Minnesota (MN)	Yes	Yes		YES	YES
Mississippi (MS)	No	No		NO	NO
Missouri (MO)	No	No		NO	NO
Montana (MT)	Yes	No		NO	NO
Nebraska (NE)	No	No		NO	NO
Nevada (NV)	Yes	Yes		YES	YES
New Hampshire (NH)	No	No		NO	NO
New Jersey (NJ)*	No	No	Unlicensed Brokers must complete a "Business Purpose Broker Attestation"	YES	YES
New Mexico (NM)	No	No		NO	YES
New York (NY)*	No	No	Unlicensed Brokers must complete a "Business Purpose Broker Attestation"	NO	NO
North Carolina (NC)	No	No		NO	YES
North Dakota (ND)			Cannot do a business purpose loan in this state	NO	NO
Ohio (OH)	No	No		NO	YES
Oklahoma (OK)	No	No		YES	YES
Oregon (OR)	Yes	Yes		NO	YES
Pennsylvania (PA)	No	No		NO	YES
Rhode Island (RI)	No	No		NO	NO
South Carolina (SC)	No	No		NO	NO
South Dakota (SD)			Cannot do a business purpose loan in this state	NO	NO
Tennessee (TN)	No	No		YES	YES
Texas (TX)	No	No		YES	YES
Utah (UT)	Yes	Yes		YES	YES
Vermont (VT)	Yes	No		NO	NO
Virginia (VA)	Yes	No	Licensing not required for properties held in an LLC or Corporation	NO	YES
Washington (WA)	No	No		NO	NO
West Virginia (WV)	No	No		NO	NO
Wisconsin (WI)	No	No		NO	NO
Wyoming (WY)	No	No		NO	NO

**Requirements when broker or LO are not licensed.*

For Mortgage Professional Use Only | myFCLTPO.com | info@myFCLTPO.com

Forge Capital Lending a dba of Kings Mortgage Services, Inc NMLS #264441 | 2400 Lakeside Blvd, Suite 650, Richardson, TX 75082 | (972) 597-1777

Rev. 09.03.25