



November 18, 2022

Devon Phelps
Chief of Regulatory Affairs, Division of Consumer Services
Washington Department of Financial Institutions
P.O. Box 41200
Olympia, WA 98504-1200

VIA ELECTRONIC MAIL

Re: Rulemaking - Mortgage Broker Practices Act: Allowing Mortgage Loan Originators to work from their residences

Ms. Phelps,

On behalf of Morty, Inc. ("*Morty*"), a leading online mortgage broker, I write to express appreciation for the collective efforts of the Washington Department of Financial Institutions staff to clarify and implement [SB 5077](#). We believe that SB 5077 and the proposed rulemaking is a much needed acknowledgement that business can be safely and efficiently conducted in the remote context and will only strengthen Washington State's housing and mortgage market.

Morty prides itself on connecting homeowners in Washington State and across the country with cost-effective home financing options delivered through our state-of-the-art online platform. As the pandemic impacted employee preferences and the labor market, Morty and its customers have benefited greatly from Morty's ability to recruit and retain mortgage loan originators working remotely from their residences. The Department's implementation of SB 5077 and the related rulemaking provides Morty with the certainty necessary to continue investing in our service of Washington State customers.

Again, thank you for your time and consideration of this important matter. We would be happy to provide additional information if it would be helpful as you finalize the proposed rule.

Best regards,

A handwritten signature in black ink that reads "Matthew Termine".

Matthew Termine
VP - Legal, Regulatory & Compliance
Morty, Inc.

CC: Ashley Sutherland, Washington Department of Financial Institutions