

Late CE 8-Hour SAFE Comprehensive

A Mortgage Origination Review (NMLS Course 3054)

Realty Publications d/b/a first tuesday
3474 Niki Way
Riverside, CA 92507
NMLS Course Provider #1400986

NMLS Course # 3054
Date of course content: 09/02/2016
Date of the course approval: 12/22/2016

Attachments:

1. NMLS Rules of Conduct for Students (ROCS)
2. Syllabus



Rules of Conduct for NMLS Approved Pre-Licensure (PE) and Continuing Education (CE) Courses

The Secure and Fair Enforcement for Mortgage Licensing Act (SAFE Act), requires that state-licensed MLOs complete pre-licensing (PE) and continuing education (CE) courses as a condition to be licensed. The SAFE Act also requires that all education completed as a condition for state licensure be NMLS approved. Since 2009 NMLS has established course design, approval, and delivery standards which NMLS approved course providers are required to meet.

To further ensure students meet the education requirements of the SAFE Act, NMLS has established a Rules of Conduct (ROC). The ROC, which have been approved by the NMLS Mortgage Testing & Education Board, and the NMLS Policy Committee, both of which are comprised of state regulators, are intended to stress that NMLS approved education be delivered and completed with integrity.

Rules of Conduct

As an individual completing either pre-licensure education (PE) or continuing education (CE), I agree to abide by the following rules of conduct:

1. I attest that I am the person who I say I am and that all my course registration information is accurate.
2. I acknowledge that I will be required to show a current government issued form of identification prior to, and during the course, and/or be required to answer questions that are intended to verify/validate my identity prior to, and during the course.
3. I understand that the SAFE Act and state laws require me to spend a specific amount of time in specific subject areas. Accordingly, I will not attempt to circumvent the requirements of any NMLS approved course.
4. I will not divulge my login ID or password or other login credential(s) to another individual for any online course.
5. I will not seek or attempt to seek outside assistance to complete the course.
6. I will not give or attempt to give assistance to any person who is registered to take an NMLS approved pre-licensure or continuing education course.
7. I will not engage in any conduct that creates a disturbance or interferes with the administration of the course or other students' learning.
8. I will not engage in any conduct that would be contrary to good character or reputation, or engage in any behavior that would cause the public to believe that I would not operate in the mortgage loan business lawfully, honestly or fairly.
9. I will not engage in any conduct that is dishonest, fraudulent, or would adversely impact the integrity of the course(s) I am completing and the conditions for which I am seeking licensure or renewal of licensure.

I understand that NMLS approved course providers are not authorized by NMLS to grant exceptions to these

rules and that I alone am responsible for my conduct under these rules. I also understand that these rules are in addition to whatever applicable rules my course provider may have.

I understand that the course provider or others may report any alleged violations to NMLS and that NMLS may conduct an investigation into alleged violations and that it may report alleged violations to the state(s) in which I am seeking licensure or maintain licenses, or to other states.

I further understand that the results of any investigation into my alleged violation(s) may subject me to disciplinary actions by the state(s) or the State Regulatory Registry (SRR), including removal of any course from my NMLS record, and/or denial or revocation of my license(s).

Students will be required to attest to the aforementioned rules of conduct online before starting the course.

LATE CE 8-HOUR SAFE COMPREHENSIVE – A MORTGAGE ORIGINATION REVIEW (NMLS COURSE 3054)

COURSE SYLLABUS AND COURSE INSTRUCTIONS

COURSE DESCRIPTION

This course digests the core lending regulations of the Truth in Lending Act (TILA) and Regulation Z, the Real Estate Settlement Procedures Act (RESPA) and Regulation X, the Red Flags Rule, the Electronic Signatures in Global and National Commerce Act (E-SIGN Act), anti-money laundering rules, Federal Housing Administration (FHA)-insured and U.S. Department of Veterans Affairs (VA)-guaranteed loans as alternatives to conventional financing, and a discussion of private mortgage insurance providers.

NOTE: The course number of this late CE course is 6561. The content for this course is the same as course ID 3054 and is intended to satisfy CE requirements for 2010-2016. MLOs who take this course cannot take Course ID 3054 in 2017.

CREDIT BANKING

first tuesday credit banks on non-holiday Fridays. Beginning mid-December, credit banking will be completed Monday through Friday, excluding holidays.

The last credit banking for 2017 will take place at 12:00 PM PST on December 29, 2017.

COURSE COMPLETION DATE

This course is taken in 2017 to meet the late CE requirements for 2010-2016.

IMPORTANT: To check state regulatory deadlines, please visit
<http://mortgage.nationwidelicensingsystem.org/SLR/Pages/default.aspx>

ENROLLMENT PERIOD

Courses are good through 12:00 PM PST on December 29, 2017. If you have not completed your late CE before 12:00 PM PST on December 29, 2017, it will **automatically be converted to different late CE course on January 1, 2018.** On January 1, 2018, **any course progress you have made on the current late CE course will be lost, and you will be required to start the new course from the beginning.**

You have **1 year from the date of enrollment** to complete the course before you will have to pay to re-enroll.

COURSE COMPLETION

Upon completion, all students will receive a course completion certificate and 8 hours of education credit. **first tuesday** will submit your course completion directly to the NMLS.

PLEASE NOTE: To ensure proper credit is given, it is extremely important that you provide us with your correct NMLS ID. You can check the NMLS ID on file with first tuesday at the top of your Student Homepage, after the following words:

“Your NMLS ID # is:”

If your NMLS ID is not correct, please call us at 951.781.7300 prior to taking your exam.

STUDENT CONDUCT

This course is online self-study. This means that you will guide yourself through the material and activities. The course should be taken in a quiet, distraction-free area.

You are expected to do your own work and neither give nor receive unauthorized assistance. Any violation of this standard could lead to automatic withdrawal from the course without credit or refund.

HOW TO RECEIVE CREDIT FOR THE COURSE

In order to receive credit for the course, participants must spend at least the minimum amount of time (designated per page) on each module, earn a 70% or better on each of the 8 end-of-module quizzes and earn a minimum score of 70% on the final exam.

Course time is based on a 50-minute hour, and includes time allocated for quizzes and the exam. The total actual course time spent will be 400 minutes (8 hours x 50 minutes).

READING

This course contains 8 MODULES of reading. Each module is broken down into UNITS. Each UNIT is broken down into PAGES.

NMLS requires us to time your reading. Each page is timed. To move on to the next page, you will click on the “NEXT” button in the lower right-hand corner of the reading page. The “NEXT” button will only appear once you’ve spent the minimum required time on the page.

Per NMLS rules, you will be logged out if you’re inactive for 6 MINUTES. Per NMLS rules, if you’re logged out for inactivity, you will be required to restart the entire UNIT. To avoid a timeout, please make sure you are actively clicking on the page and scrolling through the material. NMLS does not allow us to notify you before you are timed out.

If you need to take a break, please click on the “Student Home Page” link at the bottom of your reading window to save your place on the PAGE you are reading. If you simply leave the reading open, you will be timed out for inactivity, and required to restart the UNIT.

DO NOT BOOKMARK INDIVIDUAL PAGES IN YOUR BROWSER. Browser bookmarks will not save your reading progress.

Once you have spent the required time on each unit, you will have access to reviewing the information in that unit. A PDF version of the reading is available after you complete each module. Download the PDF to study offline.

COMPREHENSION CHECKS

Some reading pages include Comprehension Checks. In order to proceed to the next page, you must answer all Comprehension Checks on the page correctly.

QUIZZES

Each module has a 5-question multiple-choice quiz. You have to pass the quiz with a 70% to progress to the next part of the course. You have unlimited attempts to pass each quiz.

Quiz questions are randomized, thus you will see more of the content if you retake the quizzes multiple times. Even once you pass, we recommend you take the quizzes several times to study.

EXAMS

The course has a 25-question multiple-choice exam. You will have 20 minutes to complete the exam. Exam questions are randomized.

You have 4 attempts to pass the exam. The first 3 retakes are available immediately. If you do not pass the exam in the 4 attempts, you will be required to wait 24 hours before you have another 4 attempts.

There is no charge for retaking the exams within your 1-year enrollment period.

REFUND & CANCELLATION POLICY

All courses are 100% refundable within enrollment period, provided no exams have been taken. Refunds must be requested by phone. Refunds issued to credit cards are credited back to the student's account within 3-5 business days of request. Check refunds are issued with the next internal billing cycle, which occurs bi-monthly.

Upon refund request, your account will be suspended, and you will no longer be able to access any of your materials online.

TECHNICAL REQUIREMENTS

A high-speed internet connection is recommended. The latest versions of Google Chrome, Microsoft Edge and Microsoft Internet Explorer are supported. We highly recommend you update your browser before starting the course. Mozilla Firefox is NOT supported.

Upon first logging in, a technical requirements check will be performed and determine any technical updates required for maximum compatibility. Instructions on performing those updates are provided.

Per NMLS rules, this course is not compatible with smart phones, tablets or other mobile devices.

CONTACTING FIRST TUESDAY

For assistance with enrollment, banking, course completion or technical matters, please call 951.781.7300 Monday through Friday between 8:30 AM and 5:00 PM Pacific Standard Time, or email customerservice@firsttuesday.us.

For questions about course content, please email editorial@firsttuesday.us.

COURSE OBJECTIVES

- Review existing TILA and Regulation Z requirements and their impact on lending practices

- Review existing RESPA and Regulation X requirements and their impact on lending ethics and consumer protection
- Identify the form and function of the integrated loan disclosure forms
- Understand the basic requirements of FHA-insured and VA-guaranteed lending
- Recognize the impact the housing crisis has on FHA-insured and VA-guaranteed lending, and review the reasoning behind recent changes to FHA and VA lending requirements
- Identify protections which need to be in place to prevent identity theft and money laundering
- Determine the proper use of electronic signatures under the E-SIGN Act
- Introduce private mortgage insurance requirements, underwriting, and current trends, and discuss the role of private mortgage insurance in the future

COURSE OUTLINE

MODULE 1: THE TRUTH-IN-LENDING ACT AND REGULATION Z (1 HOUR OF FEDERAL REGULATION)

Unit 1 Regulation Z (Truth-in-Lending Act) Review (9 minutes – 3 pages)

Learning Objectives are to identify the purpose of the Truth-in-Lending Act (TILA), Regulation Z (Reg Z) and determine the threshold at which a lender becomes a Reg Z lender.

Unit 2 Integrated disclosures (16 minutes – 4 pages)

Learning Objectives are to learn about the purpose, structure and use of the new Loan Estimate and Closing Disclosure forms.

Unit 3 Rescission and Reg Z Advertising rules (15 minutes – 4 pages)

Learning Objectives are to identify the proper guidelines to follow in connection with a notice of right to rescind, understand the advertising rules set forth by Regulation Z and identify triggering terms and the disclosures they trigger.

Unit 4 Regulation Z Case Study (3 minutes - 1 page)

Learning Objective is to see an application of how the right to rescind applies in practice.

Quiz 5 multiple choice questions (4.5 minutes)

MODULE 2: TILA APPRAISAL RULES AND HOEPA LOANS (1 HOUR OF FEDERAL REGULATION)

Unit 1 Appraisals (9 minutes – 3 pages)

Learning Objectives are to determine what situations are considered a violation of appraiser independence and determine proper thresholds for appraiser compensation.

Unit 2 Section 32 (23 minutes – 7 pages)

Learning Objectives are to determine which loans fall under the Section 32 high-cost mortgage loan guidelines and determine what additional Reg Z disclosures are required for Section 32 loans.

Unit 3 Section 35 (5 minutes – 2 pages)

Learning Objectives are to determine which loans fall under the Section 35 higher-priced mortgage loan guidelines and determine what additional Reg Z disclosures are required for Section 35 mortgage loans.

Unit 4 Section 32 Case Study (6 minutes – 2 pages)

Learning Objective is to see the impact of a violation of Section 32 regulations.

Quiz 5 questions (4.5 minutes)

MODULE 3: TILA MINIMUM STANDARDS FOR RESIDENTIAL MORTGAGE LOANS (1 HOUR OF FEDERAL REGULATIONS)

Unit 1 Ability-to-repay rules and qualified mortgages (22 minutes – 8 pages)

Learning Objectives are to know the ability-to-repay rules, differentiate between a qualified mortgage and a non-qualified mortgage, as set out by the ability-to-repay rules.

Unit 2 Loan originator compensation rules (12 minutes – 4 pages)

Learning Objectives are to identify the requirements and activities which designate a loan originator under the Truth-in-Lending Act, differentiate between allowable and non-allowable loan originator compensation and identify prohibited activities under the steering prohibitions.

Unit 3 Servicing, mortgage transfer and HELOC disclosures (7 minutes – 2 pages)

Learning Objectives are to identify current and future updates to servicing requirements on Reg Z loans, determine what information is required upon a transfer of a Reg Z loan and identify required disclosures on HELOCs, as well as determine a lender's ability to change or terminate an existing HELOC.

Unit 4 TILA Steering Case Study (2 minutes – 1 page)

Learning Objective is to see how the CFPB is enforcing the loan originator compensation steering prohibitions.

Quiz 5 questions (4.5 minutes)

MODULE 4: RED FLAG RULES, E-SIGN, ANTI-MONEY LAUNDERING AND RESPA (1 HOUR OF CONSUMER PROTECTION, FRAUD, ETHICS AND FAIR LENDING)

Unit 1 Red Flag Rules, the E-Sign Act and anti-money laundering rules (16 minutes – 6 pages)

Learning Objectives are to identify protections which need to be in place to prevent identity theft and money laundering and determine the proper use of electronic signatures under the E-Sign Act.

Unit 2 RESPA Introduction (14 minutes – 4 pages)

Learning Objectives are to understand the purpose and scope of the RESPA and Reg X regulations and identify loans subject to RESPA and Reg X.

Unit 3 RESPA Disclosure Requirements (10 minutes – 3 pages)

Learning Objectives are to identify the disclosures required by RESPA and understand how the new integrated disclosure rules impact RESPA disclosure requirements.

Unit 4 RESPA Case Study (3 minutes – 1 page)

Learning Objective is to apply RESPA rules and protections apply to real-life borrowers.

Quiz 5 questions (4.5 minutes)

MODULE 5: RESPA: KICKBACKS AND SPLIT FEES (1 HOUR OF CONSUMER PROTECTION, FRAUD, ETHICS AND FAIR LENDING)

Unit 1 Kickbacks and split fees (17 minutes – 5 pages)

Learning Objectives are to define the parameters of an illegal kickback and differentiate between permissible and impermissible types of compensation under RESPA historically, and in the light of recent case law.

Unit 2 Affiliated business arrangement rules (14 minutes – 4 pages)

Learning Objectives are to understand acceptable and unacceptable conduct in regards to affiliated business arrangements and fill out an affiliated business arrangement form.

Unit 3 RESPA violation, or not? (10 minutes – 3 pages)

Learning Objective is to apply the RESPA kickback rules to determine whether the scenarios are RESPA violations.

Unit 4 Split fee Case Study (2 minutes – 1 page)

Learning Objective is to review the case which changed the rules for split fee violations under RESPA.

Quiz 5 questions (4.5 minutes)

MODULE 6: FHA-INSURED MORTGAGES (1 HOUR OF NONTRADITIONAL LENDING)

Unit 1 FHA-insured loans (29 minutes – 8 pages)

Learning Objectives are to understand the Federal Housing Administration (FHA)'s purpose as a government guarantor of mortgages, summarize available FHA programs, and review basic underwriting standards for the FHA's single family residence programs.

Unit 2 How the FHA's mortgage premiums work (2 minutes – 2 pages)

Learning Objectives are to understand the inclusion of default insurance premiums and impounds as part of the total monthly payment on an FHA-insured loan, review the cancellation requirements for FHA-insured default insurance and determine the effect default insurance has on the amount the borrower is qualified to borrow.

Unit 3 FHA for investors (10 minutes – 3 pages)

Learning Objectives are to identify FHA programs available to investors, determine investor FHA prohibitions; and understand the liabilities of an investor who assumes an FHA loan.

Unit 4 FHA Case Study (2 minutes – 1 page)

Learning Objective is to analyze the impact of FHA-insured mortgage on a borrower's purchasing power.

Quiz 5 questions (4.5 minutes)

MODULE 7: FHA ENERGY EFFICIENT MORTGAGES AND VA LOANS (1 HOUR OF NONTRADITIONAL LENDING)

Unit 1 FHA Energy Efficient Mortgages (9 minutes – 3 pages)

Learning Objective is to understand the parameters of the FHA's Energy Efficient Mortgage (EEM) mortgage program.

Unit 2 VA Loans (21 minutes – 6 pages)

Learning Objectives are to identify eligibility requirements for VA loans and determine general underwriting standards for VA loans.

Unit 3 The Interest Rate Reduction Refinance Loan (8 minutes – 3 pages)

Learning Objectives are to teach the student to identify eligibility requirements for the VA IRRRL program.

Unit 4 VA Case Study (5 minutes – 1 page)

Learning Objective is to compare an FHA-insured loan with a VA-guaranteed loan.

Quiz 5 questions (4.5 minutes)

MODULE 8: PRIVATE MORTGAGE INSURANCE (1 HOUR OF ELECTIVE)

Unit 1 What is PMI? (12 minutes – 3 pages)

Learning Objectives are to identify the uses and function of private mortgage insurance (PMI), understand basic PMI underwriting standards, understand the current interplay between PMI underwriting and Fannie Mae / Freddie Mac standards and determine the required PMI requirements based on Fannie Mae / Freddie Mac guidelines.

Unit 2 Defaults and cancellations (11 minutes – 3 pages)

Learning Objectives are to identify the PMI provider's responsibilities in the case of a borrower's default, determine minimum cancellation requirements and timelines for PMI under the Homeowners Protection Act (HPA) of 1998 and understand the penalties for a failure to adhere to the HPA.

Unit 3 PMI, MIP or neither? (14 minutes – 4 pages)

Learning Objectives identify the PMI provider's responsibilities in the case of a borrower's default, determine minimum cancellation requirements and timelines for PMI under the Homeowners Protection Act (HPA) of 1998, and understand the penalties for a failure to adhere to the HPA.

Unit 4 PMI in the market (6 minutes – 2 pages)

Learning Objective is to review the current state of the private mortgage insurance industry and its impact on current lending trends.

Quiz 5 questions (4.5 minutes)

FINAL EXAM

Exam 25 questions (20 min)