

1 Hour CA DFPI: Mortgage Lending Laws

Content Date: DEC 2020 | Approval Date: JAN 2021

Course ID#12683

Course Syllabus

Course Overview

Welcome to the 1 Hour CA-DFPI: Mortgage Lending Laws course. In this document, you will learn about the scope of the course, as well as administrative specifics, such as grading and certificates.

Course Purpose:

The state of California has established specific criteria for course providers as a condition for NMLS course approval. This course meets the content standards by including information about the California Residential Mortgage Lending Act, the California Finance Lenders Law and California Homeowner Bill of Rights.

Course Description:

This course is designed for anyone who works in the mortgage industry seeking to learn or enhance their existing knowledge of CA mortgage lending laws. It is geared primarily for loan originators but contains crucial information on CA mortgage lending laws that will prove beneficial for job roles in operations and servicing.

Course Objectives:

Upon completion of this course, you will be able to:

- Introduce California Mortgage Regulations
- Apply specific prohibitions of the California Finance Lenders Law
- Apply specific prohibitions of the California Residential Mortgage Lending Act (CRMLA)
- Apply specific prohibitions of the California Homeowners Bill of Rights

Course Outline:

Course Introduction

Total running time approx. – 1:00 minutes

Module 1 – Introduction to California Mortgage Regulations

- California Finance Lenders Law (CFL)
- Helpful websites
- Brokers under CFL
- Associated Regulations and Responsibilities
- California Residential Mortgage Lending Act (CRMLA)
- What can CRMLA licensees do?
- CRMLS Regulations and Responsibilities
- Purpose of Homeowner Bill of Rights (HBOR)
- Key Provisions of HBOR

Module 1 Activities

1A— Knowledge Check

1B—Module Quiz. Participants must achieve a score of 70% or greater to advance in the course

Total running time approx. – 13:00 minutes

Module 2 – Prohibited Acts and Practices Under CFL

- Books and Records
- Record Retention
- Special Reports
- Investigation
- Refusing to cooperate

Module 2 Activities

2A - Knowledge check

2B - Scenarios

2C - Module Quiz. Participants must achieve a score of 70% or greater to advance in the course *Total running time approx. – 13:00 minutes*

Module 3 – Prohibited Acts and Practices Under CRMLA

- Surety bond
- Prohibited Acts
- Penalties for violations
- Books and records

Module 3 Activities

3A Knowledge Check

3B - Scenario

3C - Module Quiz. Participants must achieve a score of 70% or greater to advance in the course

Total running time approx. – 15:00 minutes

Module 4 – CA Homeowner Bill of Rights

- o Introduction
- o Ban on Dual Track Foreclosure
- o Written Communication
- o Urban Blight and failure to maintain
- o Enforcement and Protections

Module 4 Activities

4A - Knowledge Check

4B – Knowledge Check

4C and D – Scenarios (2) Participants must achieve a score of 70% or greater to advance in the course

4E - Module Quiz. Participants must achieve a score of 70% or greater to advance in the course

Total running time approx. – 10:00 minutes

Final Assessment: *approx.. - 10 minutes*

Required Course Materials:

All materials required for the course are contained within the learning management system or provided via links within the course. No other materials are required. This course does not have to be completed in one sitting, but it is recommended for your learning retention that each component of the course be completed in one sitting. If you begin the course and you are timed out due to six minutes of inactivity, you will be returned to the first page of the unit of instruction within the module. If you begin the course and choose to leave the course you may re-access the course at any time without starting from the beginning. When re-entering the course, you will be asked if you would like to continue where you left off, simply answer OK to continue through the material. You must have pop-ups enabled and toolbars disabled. You may review any course materials you have already completed by using the navigation tools located in the course, menus and course index page. You must have Adobe Reader to view the supplemental materials/handouts in the course.

Final Course Assessment

After completing the course materials, you will need to pass a multiple choice assessment. You must receive a score of 70% or better to pass.

Instructor(s) Background:

This course does not have an instructor. Diane Erbeznik has 20+ years of residential mortgage regulatory compliance experience, as well as secured and unsecured consumer lending. She has worked for top national lenders including Wells Fargo and First Union (The Money Store), regional banks including Bank of Hawaii and Washington Mutual, and is currently First Vice President/Regulatory Control Manager within Consumer Fair and Responsible Banking for a southeast regional bank. She received a Bachelor of Science degree in Business Management from the University of Phoenix. In addition, she is an active member of the American Bankers Association and has earned the Certified Regulatory Compliance Manager (CRCM) professional certification. She is also an active member of the National Association of Legal Assistants and has earned the Certified Legal Assistant (CLA) professional certification.

Instructor contact information: Please feel free to contact our instructors at learning@elliemae.com.

Course Administration

Rules of Conduct:

As an individual completing either pre-licensure education (PE) or continuing education (CE), you are required to abide by the [NMLS Rules of Conduct](#).

NOTE: Proceeding to the course indicates your acceptance to abide by the NMLS Rules of Conduct.

Course Deadline:

Students have until December 31 in the year in which the course is purchased to complete the course. You may complete the course at any time during this period. However, course providers are afforded seven calendar days to credit the student's NMLS account following successful completion of the course. It is strongly advised that you complete the course at least one week prior to the December 31 deadline.

Grading Policy:

Successfully completing a module:

To receive CE credit with the NMLS for this course, students must successfully complete the following items:

- Review the syllabus
- Complete the course
- Final Assessment with a score of 70 percent or better – students are allowed two attempts
- Receive (download) the Certificate of Completion

Successfully completing a module:

This course is broken into modules. Each module contains activities such as scenarios, videos, review questions and a module quiz. Students must successfully complete these activities and pass the module quiz with a grade of 70 percent or better to complete that module.

Course Evaluation:

After you have completed the course and final assessment, please take a moment to complete the course evaluation. Your feedback will help us improve our courses and develop new offerings.

Technical Requirements/Support

Computer and internet requirements:

Students must have an Internet connection, for best performance, ethernet versus Wi-Fi is preferred. The most recent versions of the following browsers are acceptable: Chrome, Edge, Internet Explorer, or Firefox. You must have Adobe Reader to view the supplemental materials/handouts in the course. Make sure you disable toolbars in your browser and enable popups.

If you can't find what you are looking for, contact our support staff at (800)848-4904 Monday–Friday 8 a.m.– 5 p.m. Central Time.

Help and Contact Information:

Please feel free to contact our industry experts by submitting a case to our support team, please visit the [Resource Center](#). Need access? [Start here](#). Please include the course title and related slide number(s) in your communication.

Continued Learning:

After completing this course, you may be interested in other courses to enhance your knowledge. Visit <http://elliemae.com/education/continuing-education> for a list of all course offerings. In addition to self-paced online courses, AllRegs by Ellie Mae offers instructor-led, onsite classroom courses; instructor-led virtual classroom courses; and single session webinar on key issues impacting the mortgage industry. AllRegs by Ellie Mae also may be able to meet your customized training needs.