

1 Hour RI SAFE: 2022 State Licensing Law

Review Date: DEC 2021

Course ID# 13809

Approval Date: MAR 2022

Course Syllabus

Course Overview

Welcome to the **1 Hour RI SAFE: State Licensing Law** 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 Rhode Island 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 Rhode Island Home Loan Protection Act, including prohibited practices and high-cost loans, as well as new information about community obligations and banking offenses.

Course Description

Regulators in the state of Rhode Island have selected specific topic requirements for your continuing education course. This course satisfies those requirements and provides an overview of the prohibited practices and penalties for violations of the Rhode Island Home Loan Protection Act (RI Gen L 34-25.2) related to mortgage lending.

Course Objectives

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

- Explain the prohibited practices under the Rhode Island Home Loan Protection Act
- Describe prohibited practices for high-cost home loans under the Rhode Island Home Loan Protection Act
- List the penalties for violating the provisions under the Act
- Summarize the terms of the Community Obligations and Banking Offenses section of the Rhode Island Home Loan Protection Act
- Explain the terms of the Community Obligations and Banking Offenses section as they relate to title attorneys and title insurance, mortgages of real property, and the Rhode Island Fair Housing Practices Act

Course Outline

Course Introduction

Module 1: Rhode Island Home Loan Protection Act (20 minutes)

- Module Objective(s)
- Introduction to the Home Loan Protection Act
- Applicability
- Prohibited Practices

- Financing Insurance or Other Payments
- Flipping Loans
- Tangible Net Benefit: HLP Form 3
- Encouraging Default on a Loan
- Loan Acceleration
- Court Claims
- Knowledge Check
- Scenario: To Stop, or Not to Stop?
- Rhode Island Home Loan Protection Act for High-Cost Loans
 - Financing Points and Fees
 - Prepayment Fees and Penalties
 - Scheduled Payments
 - Principal and Interest Accrual
 - Rate Increase After Default
 - Periodic Payments
 - Knowledge Check
 - Home Loan Counseling Requirement
 - Counseling Disclosure: HLP Form 5
 - Ability to Repay
 - Home Improvement Contracts
 - Loan Change Fees
 - Late Payment Fees
 - Notice of High-Cost Loan Status
- Penalties for Violations
- Review
 - Module Summary and Quiz

Module 2: Community Obligations and Banking Offenses (20 minutes)

- Module Objective(s)
- Title Insurance
 - Lender Requirement for Title Attorneys
 - Waiver of Title Attorney and Insurance
 - Borrower Recourse for Title Services
 - Knowledge Check
 - Unlawful Housing Practices
 - Protected Status
 - Discriminatory Practices and Loans
 - Persons with Disabilities
 - Multifamily Building Guidelines for Accessibility
 - Accessibility in Multifamily Dwellings
 - Protections for Other Residents: Safety
 - Owner Occupants and Gender
 - Retaliation and Compliance
 - Knowledge Check
 - Case Study
 - Module Summary and Quiz

Final Assessment: 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 percent (70%) or better to pass.

Instructor Biography

This course does not have an instructor. This course was developed through content contributions from Diane Erbeznik.

Diane Erbeznik has more than 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.

Contact information: Please feel free to contact our contributors 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.

Any violation of this standard could lead to automatic withdrawal from the course without credit or refund. Course should be taken in a quiet, distraction free area. NMLS has established a mandatory automatic log-out, and after six minutes of inactivity, you will be logged out of the course. On logging back in, you will return to either the page where inactivity was detected or the start of the unit of instruction. Units of instruction are indicated in the Course Outline section of this syllabus.

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 complete the course and receive CE credit with the NMLS for this course, students must:

- Review the syllabus
- Complete the course
- Pass the Final Assessment with a score of 70 percent or better
- 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, satisfy the course seat time requirement, 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, an ethernet connection is preferred rather than Wi-Fi. 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, 8:00 a.m.–5:00 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 [Ice Mortgage Technology Mortgage Education Packages](#) for a list of all course offerings. In addition to self-paced online courses, ICE Mortgage Technology offers instructor-led, onsite classroom courses; instructor-led virtual classroom courses; and single session webinars on key issues impacting the mortgage industry. ICE Mortgage Technology also may be able to meet your customized training needs.