

# 1 Hour RI SAFE: 2020 State Licensing Laws

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## Course Syllabus

### Course Overview

Welcome to the 1 Hour RI SAFE: 2020 State Licensing Laws course. This document provides an overview of 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:

After you complete this course, you will 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: 1-Hour Rhode Island State Laws

### Course Introduction

Total running time approx. – 50:00 minutes

### Module 1 – Rhode Island Home Loan Protection Act

- 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 Quiz

## Module 1 Activities

1A—Knowledge Checks

1B—Scenario

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

*Total running time approx. – 20:00 minutes*

## Module 2 – Community Obligations and Banking Offenses

- 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
- Review
- Module Quiz
- Violations and Penalties

## Module 2 Activities

2A—Knowledge Checks

2B—Case Study

2C—Module Quiz. Participants must achieve a score of 70% or greater to advance in the course

*Total running time approx. – 20 :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 Background:

Diane Erbeznic, the industry expert, contributed to the content of this course.

### Course Administration

#### Course Policies: 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).

Any violation of this standard could lead to automatic withdrawal from the course without credit or refund.

Courses 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 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% 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% or better in order 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.

### Computer and internet requirements:

#### Technical Requirements/Support:

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 <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 webinars on key issues impacting the mortgage industry. AllRegs by Ellie Mae also may be able to meet your customized training needs.