

1 Hour SC-DCA SAFE: Consumer Protections

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Course Syllabus

Course Overview

Welcome to the **1 Hour SC-DCA SAFE: Consumer Protections** 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 **1 Hour SC-DCA SAFE: Consumer Protections** course is designed to meet NMLS continuing education requirements. It provides mortgage loan originators with the information needed to comply with state requirements for nonprime and high-cost home loans and gain a greater awareness of mortgage fraud that occurs during the origination process.

Course Description

The **1 Hour SC-DCA SAFE: South Carolina Consumer Protections** course meets SAFE Act continuing education requirements for mortgage loan originators through review and analysis of state licensing requirements, disclosure requirements and prohibited activities.

Course Objectives

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

- Recognize key concepts related to South Carolina mortgage loan originator and mortgage broker laws and regulations such as:
 - Delivering and explaining disclosures
 - Describing differences between state law and federal law regarding prohibited activities and the mortgage broker fee agreement (S.C. Code Ann. § 40-58-70, 75 & 78; S.C. Code Ann. § 37-22-190)
 - Consequences associated with failure to properly sign application forms
 - Completing the mortgage log requirement (S.C. Code Ann. § 37-22-210; S.C. Code Ann. § 40-58-65)
 - Complying with required provisions of section S.C. Code Ann. § 37-22- 140(K) when licensed mortgage lenders act as a mortgage broker
 - Identify where the Nationwide Mortgage Multistate Licensing System (NMLS) ID numbers are required on documentation as required by S.C. Code Ann. § 37-22-110, et seq. and S.C. Code Ann. § 40-58-10, et seq.

Course Outline

Course Introduction

Module 1: South Carolina Mortgage Licensing (15 minutes)

- Module Objective(s)
- Test Your Knowledge – Glossary Activity
- Purpose of State Mortgage Licensing
 - Applicability and Exemptions
- General Requirements
 - Adoption of the Uniform State Test
 - South Carolina CE Requirements
- Recordkeeping
 - Mortgage Log Requirements
- Licensed Locations
 - Residences
- Mortgage Lenders Who Broker Loans
- Module Summary and Quiz

Module 2: Mortgage Origination State Requirements (12 minutes)

- Module Objective(s)
- Uniform Residential Loan Application (URLA)
 - A Redesigned URLA on the Horizon
 - The Importance of the URLA
- State Required Disclosures
 - Attorney-Insurance Preference Requirement
 - Disclosure Scenario
 - Mortgage Broker Fee Agreement
 - Knowledge Check
- When is the NMLS ID Required?
- Module Summary and Quiz

Module 3: Prohibited Activities (10 minutes)

- Module Objective(s)
- State vs. Federal Requirements
- Disclosures
 - Disclosure vs. Education
- Deception
- Deceptive Advertising
 - False Advertising Report
 - False, Misleading, or Deceptive Information
 - Example Advertisement Scenario Part 1
 - Use of Government Logos
 - Example Advertisement Scenario Part 2
 - Availability of Terms
 - Availability of Terms Scenario
- Consumer Complaints
- Penalties and Enforcement
- 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.