

8 Hour GA SAFE Comprehensive: Compliance for 2018 Course Outline

Lesson 1: Truth-in-Lending (TILA) *{Federal Laws}*

- Overview
- Lesson Objectives
- The Truth in Lending Act (TILA)
 - Amendments
 - Open-End and Closed-End Credit Transactions
- Mortgage Disclosure Improvement Act
 - Amendments
 - 3-7-3 Rule
 - Advertising Rules
- Finance Charges
 - Types of Charges
 - Excluded Charges
 - Security Interest Charges
 - Using the term “Finance Charge”
- Summary
- Lesson Quiz

Lesson 2: RESPA *{Federal Laws}*

- Overview
- Lesson Objectives
- Real Estate Settlement Procedures Act (RESPA)
 - RESPA Covered Transactions
 - RESPA Exemptions
 - RESPA – Definitions
- Disclosures Required at Loan Application
- Disclosures After Settlement
- Consumer Protections and Prohibited Practices
- RESPA Enforcements
- Escrow Accounts and RESPA
- Home Mortgage Disclosure Act - Regulation C 12 CFR, Part 1003
- TRID
- Introduction
 - Consumer Financial Protection Bureau (CFPB) New Integrated Disclosures
 - The Loan Estimate
 - Delivery of the Loan Estimate
 - The Loan Estimate Document Regulation Z
- The Closing Disclosure
- Summary
- Lesson Quiz

Lesson 3: ECOA *{Federal Laws}*

- Overview
- Lesson Objectives
- Purpose of the Act
- ECOA Guidelines
- Spouse or Former Spouse Info
- Age Discrimination
- Childbearing, Childrearing
- Required Disclosures
- Additional Regulations
- Notice of Adverse Action
- Appraisal Notification
- Summary
- Lesson Quiz

Lesson 4: FHA Mortgage Program *{Non-Traditional Mortgage Products}*

- Overview
- Lesson Objectives
- Characteristics of FHA Loans
- FHA Loan Programs
- Minimum Cash Investment & LTV
- Sales Concessions
- Seller Contributions
- Inducements to Purchase
- Secondary Financing
- Cash Investment
- Base Loan
- Assumption of FHA Loans
- Assumption Charges
- FHA Underwriting
- Income Analysis
- Calculating Debt to Income Ratio Example
- Assets for Closing
- Other Closing Requirements
- FHA Insurance Premiums
 - Upfront MIP
 - Annual Premiums
 - Annual Premium Cancellation
- Summary
- Lesson Quiz

Lesson 5: Adjustable Rate Mortgages *{Non-Traditional Mortgage Products}*

- Overview
- Lesson Objectives

- Qualified Mortgages vs. Non-Qualified Mortgages
- Non-Traditional Mortgage Products
- Adjustable Rate Mortgages
 - The London Interbank Offered Rate, or LIBOR
 - The 11th District Cost Of Funds Index
 - Constant Maturity Treasury
 - The 12 Month Treasury Average Index
 - Certificate of Deposit Index
- How Adjustable Rate Mortgages Work
- Caps and ARMs
 - The lifetime cap
 - The periodic cap
 - The payment cap
- Why choose an Adjustable Rate Mortgage?
- Types of Adjustable Rate Mortgages- Option ARMs
 - Hybrid Adjustable Rate Mortgages
 - Interest-Only Adjustable Rate Mortgages
 - Payment-Option Adjustable Rate Mortgages
 - Cash Flow Adjustable Rate Mortgage
 - Convertible Adjustable Rate Mortgages
- Terms Related to Adjustable Rate Mortgages
 - Amortization Cap
 - Prepayment penalties
- Conclusion
- Summary
- Lesson Quiz

Lesson 6: Ethics in Real Estate Financing – Part I *{Ethics}*

- Overview
- Lesson Objectives
- Ethics
 - What is ethics?
 - How to recognize ethical behavior vs. unethical behavior...
 - Ethics and Business
- Fraud
 - Fraud in the Mortgage Lending Industry
 - Different Types of Fraud in the Mortgage Lending Industry
 - Straw Borrower
 - Flips Fraud
 - Air Loan Fraud
 - Identity Theft
 - Credit Fraud
 - Affinity Fraud
 - Sales Contract Fraud
 - Application Fraud

- More Types of Fraud
 - Fraud For Profit
 - Fraud For Housing
 - Occupancy Fraud
 - Asset or Down Payment Fraud
 - Income Fraud
 - Appraisal Fraud
- Fair Credit Reporting Act (FCRA)
 - Identity Theft Prevention Program
 - Red Flags
 - Preventing and Mitigating Identity Theft
 - Updating the Identity Theft Prevention Program
 - Administering the Identity Theft Prevention Program
 - Oversight of Service Provider Arrangements
- Conclusion
- Summary
- Lesson Quiz

Lesson 7: Ethics in Real Estate Financing – Part II *{Ethics}*

- Overview
- Lesson Objectives
- The Fair Housing Act
 - The Fair Housing Act and Ethical Behavior
- The Equal Credit Opportunity Act
 - The Equal Credit Opportunity Act and Ethical Behavior
- The Gramm-Leach-Bliley Act
 - The Privacy Rule
 - The Gramm-Leach-Bliley Act and Ethical Behavior
- The Bank Secrecy Act
 - The Bank Secrecy Act and Ethical Behavior
- The Mortgage Assistance Relief Service Rule
- Secure and Fair Enforcement for Mortgage Licensing Act (SAFE Act)
 - The SAFE Act
 - Ethical Behavior
- Conclusion
- Summary
- Lesson Quiz

Lesson 8: Review of Georgia Mortgage License Laws *{State-Specific}*

- Introduction
- Definitions
- Exemptions; Registration Requirements
- Requirements for MLO License
- Prohibited Transactions
- Application for Licenses

- Physical Place of Business
- Financial Requirements; Bond Requirements
- Application for Registration
- Automated Licensing System for MLOs, Mortgage Brokers and Mortgage Lenders
- Investigations; Education and Other Requirements
- Uniform State Test
- Reports of Condition
- Licensee Challenges
- Unique Identifier Required
- Renewal of Licenses and Registrations
- Contents of License; Posting of License
- Licensee to Give Notice of Certain Actions
- Record Maintenance
- Annual Financial Statements
- Annual Fees
- Disclosure Requirements
- Regulations Relative to Advertising
- Advertising Requirements
- Lesson Quiz

Case Studies

End of Course Survey

Final Exam