

20 Hour SAFE Comprehensive: Financing Residential Real Estate

The Primary and Secondary Markets

- Introduction
- The Mortgage Markets
- The Secondary Market Agencies
- GSE's and Subprime Loans
- Public Benefits from GSEs
- GSEs and the Economic Crisis

Residential Mortgage Lenders

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- Government Intervention in Mortgage Lending
- The Depression
- The Savings and Loan Crisis
- Mortgage Industry Trends
- Overview of the Mortgage Process
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- Regulation of Loan Originators
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Finance Instruments

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Basic Features of a Residential Loan

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- Secondary Financing
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- The Underwriting Decision
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Conventional Financing

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FHA Insured Loans

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- Assumption of FHA Loans
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VA Guaranteed Loans

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- Characteristics of VA Loans
- Eligibility for VA Loans
- VA Guaranty

Fair Lending and Consumer Protection

- Equal Credit Opportunity Act (ECOA)
- Fair Housing Act (FHA)
- Home Mortgage Disclosure Act (HMDA)
- Fair Credit Reporting Act – FCRA
- Consumer Protection Laws

- Fraud in Lending
- Real Estate Settlement Procedures Act (RESPA)
- Predatory Lending
- Non-Traditional Mortgage Product Marketplace