



## **2 Hour SAFE CE Non-Traditional: New Due and Payable Timelines and Loss Mitigation Options**

### **Course Syllabus**

#### **Course Purpose:**

Loan Administration policies and procedures have seen significant changes in 2015. It is critically important that loan originators properly establish client expectations in light of these policy changes. This course will train the loan originators on the recent changes to the allowable loss mitigation options and the new due and payable requirements so the end client's expectations can be more properly aligned with the servicing practices.

#### **Course Description:**

The course lasts two hours and provides vital knowledge that is critical to a student's overall success in assisting potential reverse mortgage clients in understanding required policies and procedures after their reverse mortgage has closed and funded.

#### **Course Dates and Times:**

This course is being offered on Monday, November 16, from 9 am to 11 am, during NRMLA's Annual Meeting & Expo, at The Palace Hotel, 2 New Montgomery St, San Francisco, CA 94105.

#### **Instructor Contact Information**

Instructor: Linda Bridges  
Email: linda.l.bridges@wellsfargo.com  
Phone number: 803-396-6828  
Office hours: M-F 8:30 am-5:30 pm; EST

**Background:** Business Initiatives Manager, Reverse Mortgage Servicing, Wells Fargo Home Mortgage

#### **Instructor Contact Information**

Instructor: Leslie Flynne  
Email: lflynne@rmsnav.com  
Phone number: 281-404-7931  
Office hours: M-F 8:30 am-5:30 pm; CST

**Background:** COO, Reverse Mortgage Servicing, Reverse Mortgage Solutions, Inc.

**Instructor Contact Information**

Instructor: Ryan LaRose

Email: ryan@celink.com

Phone number: (517) 321-5491

Office hours: M-F 8:30 am-5:30 pm; CST

**Background:** President and Chief Operating Officer of Celink

**Required Course Material:**

- [24 C.F.R. PART 206—HOME EQUITY CONVERSION MORTGAGE INSURANCE](#)
- [HUD Handbook 4235.1, Chapter 9](#)
- [HUD Handbook 4330.1, Chapter 13](#)
- [Mortgagee Letter 2015-10](#)
- [Mortgagee Letter 2015-11](#)
- [Mortgagee Letter 2015-24](#)

**Grading Policy:**

To successfully complete the course, students must attend the course in its entirety and sign the attendance sheet. A brief exam will be given at the conclusion of the course. Passing score is 70 percent. Students may retake one additional time. Upon completion all students will receive a course completion certificate and 2 hours of continuing education credit.

**Course Policies:**

All students must be honest and forthright in their academic studies. To falsify the results of one's research, to steal the words or ideas of another, to cheat on an assignment, or to allow or assist another to commit these acts corrupts the educational process. Students are expected to do their own work and neither give nor receive unauthorized assistance. Any violation of this standard could lead to automatic withdrawal from the course without credit or refund.

**Course Outline:****Module 1**

Tax and insurance monitoring (35 minutes)

- Deed of Trust/ Mortgage/ Security Instrument requirements for T & I
- Borrower obligations
- What is a “technical” delinquency?
- Taxes are tracked by servicers using various vendors or internal departments under a “tax contract” that is purchased at origination
- Insurance coverage is tracked by servicers using various vendors or internal departments
- Servicer Action
- Letter cycles to borrowers
- HUD published Mortgagee Letter 2015-11 on April 24<sup>th</sup>
- Loss Mitigation Options
- T&I Timeline
- Repayment Plans
- Broken Repayment Plans
- Reconsider for New Repayment Plan?
- “At Risk” Extensions

## **Module 2**

HUD Approval of Due and Payable (50 minutes)

- Case study #1
- Due and payable timelines
- Pre-Foreclosure Letters
- Foreclosure Legal Action
- Components of the Due and Payable Letter
- Options to avoid foreclosure based upon the due and payable reason
- Case study #2

## **Module 3**

Life Expectancy Set Aside (25 minutes)

- Fully Funded LESA
- Partially Funded LESA
- LESA Growth
- Annual LESA Analysis
- Failure to Pay T&I
- LESA Set up – FHAC & HERMIT

## **Module 4**

- Exam (10 minutes)

### **Introduction:**

This course is a live, instructor-led course. This means the instructor will facilitate and encourage the class to get to know each other, foster a sense of community in the class, and help students learn from each other.

### **End of Course Assessment**

Students will have 10 minutes to complete a 15-question, multiple choice exam. Students must receive a 70% score to pass. Students will be notified of their test scores within three business days.

If a student fails the exam, he or she may retake the exam one additional time. NRMLA will email a different set of questions to the student and then the student will email back the responses. NRMLA will notify the student of the results within three business days.