South Carolina State Board of Financial Institutions (SC-BFI) 
South Carolina Department of Consumer Affairs (SC-DCA) 
Pre-Licensure Education (PE) Notice

Purpose
The purpose of this notice is to inform NMLS approved course providers of the required topics to be covered in the 3-hour state specific pre-licensure education (PE) requirement which must be met as a condition for obtaining a mortgage loan originator (MLO) license with either the South Carolina State Board of Financial Institutions or the South Carolina Department of Consumer Affairs.

PE requirements are as follows:
• 3 hours of Federal law;
• 3 hours of Ethics;
• 2 hours of non-traditional mortgage lending;
• 9 hours of general electives;
• 3 hours of South Carolina state-specific defined electives

Total PE: 20 Hours

SC-BFI and SC-DCA have established the following required learning objectives and topics list for the 3 hours of state-specific PE.

Required Learning Objectives:
• Understand the mission of SC-BFI and SC-DCA and be familiar with different business entities and license types each oversees.
• Know when to provide the attorney insurance preference form to consumers and ascertain the consumer’s preference as required by S.C. Code Ann. § 37-10-102.
• Understand how to comply with required provisions of S.C. Code Ann. § 37-22-140(K) when licensed mortgage lenders act as a mortgage broker.
• Explain how to disclose fees properly on mortgage broker fee agreement and the timeline in which the mortgage broker fee agreement must be provided (S.C. Code Ann. § 40-58-75).
• Understand the consequences associated with failure to properly sign application forms.
• Articulate the requirements associated with the disclosure that identifies the agency designated to receive complaints or inquiries from the consumer (S.C. Code Ann. § 37-23-70).

Required Topics:
• General Provisions of the Department’s and the Board’s Structure and Supervision
• Licensing and Operation of Mortgage Brokers
• Licensing and Operation of Mortgage Lenders
• Examinations
• Surety Bond Requirements
• Escrow Accounts
• Disclosures and Advertising
• Amendments to Mortgage Broker Act and Mortgage Lending Act effective September 16, 2017, including definitions, licensing a residence, and when a mortgage lender also needs a mortgage broker license
• Enforcement
• Disciplinary Actions
• Prohibited Acts; Penalties

References:
Main Industry Statutes
• Mortgage Lending Act (S.C. Code Ann. § 37-22-110, et seq.)
• High-Cost and Consumer Home Loans Act (S.C. Code Ann. § 37-23-10, et seq.)
• Mortgages and Deeds of Trust Generally (S.C. Code Ann. § 29-3-10, et seq.)
• Reverse Mortgages (S.C. Code Ann. § 29-4-10, et seq.)
• Attorney-Preference Statute (S.C. Code Ann. § 37-10-102)

Peripheral Industry Statutes
• State Agency Rule Making and Adjudication of Contested Cases (S.C. Code Ann. § 1-23-10 et seq.)
• Consumer Protection Code—Administration (S.C. Code Ann. § 37-6-101 et seq.)
• Financial Identity Theft Protection Act
  o S.C. Code Ann. § 37-20-110
  o S.C. Code Ann. § 39-1-90
• Consumer Credit Counseling
  o S.C. Code Ann. § 37-7-101 et seq.

Regulations
• Licensing of Mortgage Brokers (S.C. Code Ann. Regs. 28-400)
• Mortgage Lending Act Regulations (S.C. Code Ann. Regs. 15-64)
ALERT: Each agency is required to have its own course approval. Course must be approved for SC-BFI and SC-DCA separately.

NMLS Approving Authority
In accordance with the SAFE Act, NMLS is the approval authority for courses that are intended to satisfy the PE & CE requirement for an MLO to be licensed by a state agency. Courses intending to satisfy these requirements must also meet NMLS course approval standards as detailed in the Functional Specification for All NMLS Approved Courses.

Legislative Updates
Course providers are responsible for keeping abreast of changes made to the applicable statutes, regulations and rules.