



Badger Seminars, Inc., 112 Finch Lane, New Bern, NC 28560  
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Badger Real Estate Seminars is a Certified Education Provider approved by the North Carolina Real Estate Commission to offer Pre and Post Licensing, and CE.

## **POLICIES & PROCEDURE DISCLOSURE**

**Date of Publication:** 05 March 2023

**Legal Name of Education Provider:** Badger Seminars, Inc.

**Advertised Name of Education Provider:** Badger Real Estate Seminars

**Name of Education Director:** Douglas L Sinclair

**Names of Full-Time Officials and Faculty:** Doug Sinclair, Owner/Instructor. Instructors: Amanda Green, Angela Jovanovich, Ayesha Richardson, Debi Edwards. All Faculty are Approved NC REC Instructors & NC Licensed Brokers.

**Badger Branch Locations:** Greensboro  
Jacksonville  
Kinston  
New Bern  
Newport

**Mailing Address:** 112 Finch Lane, New Bern, NC 28560-7179

### **Education Provider Certification**

Badger Real Estate Seminars is a **Certified Education Provider** Approved by the North Carolina Real Estate Commission. The Commission's address is 1313 Navaho Drive, Raleigh, NC 27609. Any complaints concerning the Education Provider or its affiliated instructors should be directed in writing to the Commission. A link to the Complaint Form is provided on the Commission's homepage ([nrec.gov](http://nrec.gov)).

Per *Commission Rule 58H .0204*, the Education Provider must provide each prospective student with a copy of the Education Provider's Policies & Procedures Disclosure (PPD) prior to payment of any non-refundable tuition or fee. The PPD, which is required by the NC Real Estate Commission, outlines Education Provider policies plus the rights and obligations of the Provider and the student. A signed certification that a student received a copy of the PPD must be retained by the Provider (Appendix A: Certification of Truth and Accuracy).

**NO STUDENT SHALL BE DENIED ADMISSION ON THE BASIS OF AGE, SEX, RACE, COLOR, NATIONAL ORIGIN, FAMILIAL STATUS, HANDICAPPING CONDITION, OR RELIGION.**

**Badger Real Estate Seminars** complies with the Americans with Disabilities Act and strives to ensure that no individual with a disability as defined by the ADA is deprived of the opportunity to participate in a course.

## Course Offerings

### **Badger Real Estate Seminars conducts:**

1. **Broker Prelicensing Course** is required to qualify to take the license examination to become licensed as a real estate broker in North Carolina; and
2. **Post-licensing Education Classes** are needed for a provisional broker to remove the provisional status of such license; and
3. **Continuing Education** courses are required each license year for a broker to maintain a real estate license on current and active status.

### **BROKER PRE-LICENSING COURSE**

The minimum age requirement to obtain a real estate license in North Carolina is 18.

#### **Purpose of the Course**

Successful completion of the *Broker Pre-licensing Course* is generally required to qualify for the North Carolina (NC) real estate license examination and to obtain a NC real estate broker license. The primary objectives of this course are (1) to provide students with the basic knowledge and skills necessary to act as licensed real estate brokers in North Carolina in a manner that protects and serves the public interest and (2) to prepare students for the NC real estate license examination. This course may only be offered by education providers certified by the NC Real Estate Commission. At **Badger Real Estate Seminars**, the *Broker Prelicensing Course* consists of a total of **75** instructional hours, including a 3.5-hour end-of-course examination.

After passing the Pre-licensing course, the student will receive a certificate from the school which will allow them to apply for a real estate license, and providing the background check is complete, the real estate commission will notify the student to schedule their exam with PSI. License application instructions are provided in the free publication *Real Estate Licensing in North Carolina* (RELINC) which is provided with the course and available on the Commission's website at [www.ncrec.gov/pubs](http://www.ncrec.gov/pubs).

## Course Description

Major topics addressed in the *Broker Pre-licensing Course* include basic real estate concepts and law, property taxation, land use controls, environmental hazards, brokerage relationships and practices, real estate contracts, real estate financing, closing a real estate sale transaction, real property valuation, property insurance basics, fair housing laws, landlord and tenant, property management, federal income taxation of real estate, basic construction, basic real estate investment, North Carolina Real Estate License Law and Commission Rules, and Trust Account Guidelines. *Real estate mathematics is an important component of this course and calculations will be required.*

## Course Delivery Methods

**Badger Real Estate Seminars** uses two methods of delivering course material to students; In-person seated, and Synchronous via Zoom (Live/Remote/Online). Because of COVID-19 restrictions, most classes are conducted synchronously.

- In-Person seated classes include lecture, presentations, hand-outs, and role play sessions to illustrate and explain the various topics covered. Students are required to sign a Certification of Truth and Accuracy for each class indicating that they have received and reviewed this disclosure.
- Synchronous classes use Zoom sessions, providing similar presentation and lecture. Zoom video monitors student attendance. Students must remain on camera throughout each class session. It is recommended that students download Google Chrome for use with Zoom.
- Attendance for Synchronous Classes will also be recorded by the instructor monitoring the entry/exit of each student on an attendance chart. This will ensure students meet the attendance requirement
- Use of cell phones, or small devices (i.e., iPad-Mini, or iPhone) for synchronous courses is strictly prohibited.
- Students attending zoom/synchronous classes are prohibited from taking the class in a vehicle.

## End-of-Course Exam

Seated/in-Person class exams will be administered and proctored by the instructor at the end of the course. Synchronous classes, end-of-course exams will be administered virtually and proctored by *LearnTestPass*. The end-of-course exam is 3.5 hours in length, and *Students must attain an 75% combined score (National plus State) to pass. In addition, the student must meet the attendance requirement in order to receive a course completion certificate. Pre-license course completion allows a student to apply for a real estate license. However, there are more requirements to qualify to take the license exam, such as completing the background check.* An end-of-course exam will not be administered to any student who does not satisfy the course attendance requirement.

**Virtual Proctored Online Exams:** students will be recorded (audio/video), and every few seconds screen shots are taken. Do not leave the area until you complete your exam and click submit. Do not close the tab until you receive confirmation that the upload has finished. Your internet upload speed may impact this time. The proctoring program records all activities of the student during the test. The proctoring program notes any attempt to access browser tabs, take screen shots, use your phone, talk to other people along with other red flags. Please note that the Commission may discipline a student for cheating which may result in license denial or revocation.

## Missed Exams

**Badger Real Estate Seminars** WILL NOT allow a *Prelicensing Course* student who does not take the initial end-of-course exam as scheduled to take a makeup exam.

## Failed Exams

**Badger Real Estate Seminar** will allow a *Broker Prelicensing Course* student who takes but does not

pass the initial end-of-course exam to retake the exam one [1] time. To qualify for a retake, a student must achieve a final score of 67% or higher. After failing the retake, the student must retake the course at a cost of \$375.

[Note: Commission Rule 58H.0207 states that all course completion requirements must be met within 180 days of course registration.]

### **Eligibility Requirements for Course Completion Certificate**

To successfully complete the *Broker Prelicensing Course* and receive a course completion certificate, a student must:

- a) meet the attendance requirement (80% attendance of 75-hour course),
- b) timely submitted complete in-class and take-home assignments, and
- c) pass the end-of-course exam with a minimum score of 75%.

### **All-Inclusive Tuition/Fees, regardless of delivery method shall be:**

- a) Pre-Licensing Course tuition shall be \$525 per student, regardless of course delivery method used, unless noted otherwise, and include all texts and course materials. Course materials may be picked up at a school location or mailed to the student.
- b) Pre-Licensing students who do not pass the end-of-course exam, or who desire to retake the course can do so for \$400.00 one-time within one year of taking the original course.

### **License Examination Performance Report**

During the July 2021 - June 2022 license year, **Badger Real Estate Seminars** had total of all methods of our students take the 2-part state license examination for the first time within 30 days of completing one of our Broker Prelicensing Courses. 10 of those students passed on their first attempt resulting in a cumulative 100% pass rate on the North Carolina Examination.

- 4 of our students completed our in-person instruction of the Broker Prelicensing Course. 4 of those students passed resulting in a 100% pass rate on the North Carolina Examination.
- 6 of our students completed our synchronous (zoom) instruction of the Broker Prelicensing Course. 6 of those students passed resulting in a 100% pass rate on the North Carolina Examination.
- Badger Seminars did not offer any asynchronous (self-paced) Prelicensing courses during this time period.
- Badger Seminars did not offer any blended Prelicensing courses during this time period.

### **BROKER POSTLICENSING EDUCATION COURSES**

#### **Purpose of the Post-licensing Program**

The primary objective of *Postlicensing Education Program* is to provide instruction at a level beyond that provided in the *Broker Prelicensing Course* on topics deemed to be of special importance to licensees.

Per General Statute 93A-4(a1), provisional brokers must complete, within eighteen (18) months following initial licensure, a postlicensing education program consisting of three (3) thirty-hour (30) classes for a combined total of ninety (90) hours of instruction in subjects determined by the Commission in order to retain eligibility to actively engage in real estate brokerage.

The Postlicensing courses prescribed by the NC Real Estate Commission may be taken in any order. When a provisional broker has timely completed all three (3) courses, the provisional status of the broker's license will be automatically terminated by the NC Real Estate Commission.

## Course Descriptions

### Post 301 - Brokerage Relationships and Responsibilities

Topics addressed in this course include a review of agency relationships in real estate residential and commercial sales and commercial property management transactions, a real estate broker's legal duties to clients and customers, a step-by-step review and discussion of the functions and responsibilities of a real estate broker when working with sellers and buyers, a review of issues associated with transactions in progress when a broker leaves a firm, and a review of license status and education issues.

### Post 302 - Contracts and Closing

Topics addressed in this course include selected basic contract law concepts, real estate sales contract preparation, sales contract procedures, buyer's due diligence, closing procedures, Real Estate Settlement Procedures Act, closing disclosure preparation, contracts for deed, options, and selected real estate license status and education issues.

### Post 303 - NC Law, Rules, and Legal Concepts

Topics addressed in this course include general NC licensing requirements, brokerage compensation issues, the disciplinary process, specialized types of real estate, property management in NC, and miscellaneous laws and legal concepts.

## Course Materials

Each student is required to use and have immediate access to the current editions of the *NC Real Estate Manual* and *North Carolina License Law and Commission Rules* booklet during each *Postlicensing* course session. These are available online from the [www.ncrec.gov/pubs](http://www.ncrec.gov/pubs). **Badger Real Estate Seminars** allows a student to use the online versions of the *NC Real Estate Manual* and *NC License Law & Commission Rules* booklet during normal classes settings.

## Course Delivery Methods

**Badger Real Estate Seminars** uses two methods of delivering course material to students; In-person seated, and Synchronous via Zoom (Live/Remote/Online). Because of COVID-19 restrictions, most classes are conducted synchronously.

- In-Person seated classes include lecture, presentations, videos and role play sessions to illustrate and explain the various topics covered. Students are required to sign a Certification of Truth and Accuracy for each class indicating that they have received and reviewed this disclosure.
- Synchronous classes use Zoom encrypted sessions, provide similar presentation and sessions. Zoom video monitors student attendance. Students must remain on camera throughout each class session. It is recommended that students download Google Chrome for use with Zoom.
- Attendance for Synchronous Classes will also be recorded by the instructor monitoring the entry/exit of each student on an attendance chart. This will ensure students meet the attendance requirement
- Use of cell phones, or small devices (i.e., iPad-Mini, or iPhone) for synchronous courses is strictly prohibited.
- Students attending zoom/synchronous classes are prohibited from taking the class in a vehicle.

### End-of-Course Exam

Seated/in-Person class exams will be administered/proctored by the instructor at the end of the course. Synchronous classes, end-of-course exams will be administered virtually and proctored by *LearnTestPass*. The end-of-course exam varies in length, and *Students must attain an 75% combined score to pass. In addition, the student must meet the attendance requirement in order to receive a course completion certificate.* An end-of-course exam will not be administered to any student who does not satisfy the course attendance requirement.

**Virtual Proctored Online Exams:** students will be recorded (audio/video), and every few seconds screen shots are taken. Do not leave the area until you complete your exam and click submit. Do not close the tab until you receive confirmation that the upload has finished. Your internet upload speed may impact this time. The proctoring program records all activities of the student during the test. The proctoring program notes any attempt to access browser tabs, take screen shots, use your phone, talk to other people along with other red flags. Please note that the Commission may discipline a student for cheating which may result in license denial or revocation.

### Missed Exams

**Badger Real Estate Seminars** WILL NOT allow a *Broker Postlicensing Course* student who does not take the initial end-of-course exam as scheduled to take a makeup exam.

### Failed Exams

**Badger Real Estate Seminars** WILL allow a *Broker Postlicensing Course* student who takes but does not pass the initial end-of-course exam to retake the end-of-course exam 1 time; however a retake must be within 5 days of the last scheduled day of the course at a time and date stated by the Education Provider. Cost to the student is \$35.

### Eligibility Requirements for Course Completion Certificate(s)

To successfully complete a *Broker Postlicensing Course* and receive a course completion certificate, a student must:

- a) meet the attendance requirements (90% attendance),
- b) timely submit completed in-class and take-home assignments, and
- c) pass the end-of-course exam with a minimum score of 75%.

#### All-Inclusive Tuition/Fees

- b) Post-Licensing Course tuition shall be \$215 per course per student, which includes one proctored online examination for synchronous classes.
- c) Save \$50 with a bundled option for \$595 if you register for all three courses.
- d) Tuition does not include the NC Real Estate Manual, or other materials.
- e) Students are required to obtain the NC Real Estate Manual from the NC Real Estate Commission. (Hard copy or Online version).

## BROKER CONTINUING EDUCATION COURSES

### Purpose of the Continuing Education Program

The primary objective of the mandatory *Continuing Education Program* is to help assure that licensees possess the knowledge, skills, and competency necessary to function in the real estate business manner that protects and serves real estate consumers and the public interest.

Per G.S.93A-38.5, brokers must complete eight (8) credit hours of instruction annually in subjects approved by the Commission in order to retain eligibility to actively engage in real estate brokerage. Per Commission Rule 58A .1702, the eight (8) hours must be comprised of a four-hour Update course plus a four-hour elective course.

The 90% attendance rule applies to all Continuing Education courses, both Updates and Electives. No more than 24 minutes may be missed, and not at the end of the course.

### Course Description(s)

**2022-2023 General Update (GenUp):** Covers topics cited as important updates for brokers by the REC. This course is not for BIC-Eligible or BIC Brokers. The course is 4 hours in length. The 90% attendance rule applies to this Mandatory Update Class. Seated# 9923, Synchronous #5923

**2022-2023 Broker-in-Charge Update (BICUP):** Covers topics cited as important updates for Bic-eligible or BIC brokers by the REC. The course is 4 hours in length. The 90% attendance rule applies to this Mandatory Update Class. Seated#8823, Synchronous #5823

#### **Seated Elective Classes:**

Elective:[#3459] *ToxicTransactions, 4-hour credit*

Elective:[#3522] *Everything I Know About Real Estate I Learned From The Movies (and TV), 4-hour credit*

Elective:[#2300] *For Your Own Good: Realtor Ethics, 4-hour credit*

#### **Synchronous Live/Remote Elective Classes:**

Elective: [#3778] *ToxicTransactions, 4-hour credit*

Elective: [#3817] *Everything I Know About Real Estate I Learned From The Movies (and TV), 4-hour credit*

Elective: [#3631] *For Your Own Good: Realtor Ethics, 4-hour credit*

### Course Materials [Updates and Elective Courses]

Badger Real Estate Seminars will email each student a copy of student course materials.

### Eligibility Requirements for Course Completion Certificate

Per Commission Rule 58A .1705(a):

In order to receive credit for completing an approved continuing education course, a broker shall:

- (1) attend at least 90 percent of the scheduled instructional hours for the course;
- (2) provide his or her legal name and license number to the education provider;
- (3) present his or her pocket card or photo identification card, if necessary; and
- (4) complete all work required to finish the course.

## Tuition

Update and Elective courses are \$65.00 each. In June the price increases to \$85.00/class. Unless a reduced price is noted on the Website. The school pays the \$10/student recording fee to the NCREC.

## REGISTRATION, ENROLLMENT, AND CONDUCT

### Registration

To enroll in a course at **Badger Real Estate Seminars**, prospective students must Register/Pay three (3) days prior to the start of a scheduled class, online at [www.badgerseminars.com/shop](http://www.badgerseminars.com/shop), and course selection. An email response will be sent to the registration upon completion of the transaction. If paying by check, the check must be received no later than 2 pm five (5) days prior to the start of the scheduled course.

For Post-Licensing and Continuing Education courses, students must present either a hardcopy or digital photo of their pocket card during orientation (either seated class or synchronous-online).

Students enrolling in a synchronous Live/Remote/Online course are required to use a computer that has access to the web. Students should already have or download a copy of Google Chrome and sign-up for Free Zoom. This will make signing into the encrypted Zoom/Pro used in Badger Real Estate Seminar courses easier.

## TUITION AND FEES

**Badger Real Estate Seminars** accepts the following forms of payment: Cash, Check, or Credit Card.

Tuition must be received by 5 pm, 3 days prior to the start of a class; If paying by check, check must be received by 2 pm 5 days prior to the start of class.

The penalty for a check returned for insufficient funds is: \$50.00 (and possible loss of credit for the course).

### Attendance

- a) Students in an in-person or synchronous distance learning Broker Post-licensing Course must attend a minimum of 90% of all scheduled instructional hours. Only 3 hours missed is permissible.
- b) Early departures from CE courses delivered in-person or via synchronous distance learning are prohibited by Rule 58A .1705. This will result in the loss of credit for the course.
- c) Attendance will be closely monitored, including late arrivals and early departures from class sessions and from all scheduled breaks, during in-person and synchronous distance learning courses. All time missed will be recorded for each student.
- d) Student must be on-camera during the entire class.

## Course Cancellation or Rescheduling / Refunds

**Badger Real Estate Seminars** reserves the right to cancel or reschedule a course as needed. Students enrolled in a rescheduled or cancelled course will be given a minimum five (5) days-notice of the cancellation or revised course schedule.

If a course is cancelled or rescheduled, students will have the option of transfer to a later date or a different course at a later time within one year of the initial scheduled course.



## Withdrawals and Transfers / Refunds

A student may withdraw from a course by giving written notice to the Education Provider five (5) days prior to starting the course. In this case, the student will have the options to transfer to a later date.

**NOTE: Except for medical emergencies no refunds are allowed.**

A student who terminates enrollment in a course either with written notice to the Education Provider or by no longer attending a course on or after the start of a scheduled course will not be entitled to a refund of any portion of paid Tuition.

## STUDENT REQUIREMENTS

Students are expected to behave as adults. Unacceptable behavior will be the cause for dismissal from a class (without tuition reimbursement) This includes:

- a) Disrupting other students or the instructor
- b) Texting, or using a cell phone to make or receive calls
- c) Using a computer for purposes other than class work
- d) Disappearing from view on synchronous class
- e) Arriving late or leaving early

### Cheating

If a student is discovered to be cheating in any manner during an examination, the student will be immediately dismissed, will receive a failing course grade, will not be eligible for any retake or makeup policies, and will be reported to the NC Real Estate Commission [per *Commission Rule 58H .0203(h)*].

### Inclement Weather

In the event of inclement weather or a local or national emergency, students will be informed of class cancellation and notified of make-up dates during next regularly scheduled class attendance date. ***Badger Real Estate Seminars*** adheres to the same inclement Weather schedule as County Schools and Local Government Closings in North Carolina.

### Course Schedules

Course schedules are published separately from this bulletin and can be found on website, [www.badgerseminars.com/schedule](http://www.badgerseminars.com/schedule).

## Use of Technology in the Classroom

- a) ***Badger Real Estate Seminars*** is not responsible for lost or stolen electronic devices.
- b) No outside work may be performed while attending classes. The use of Laptops, iPads, iPhones, mobile phones, in a seated class, is strictly prohibited.
- c) If an instructor discovers that a student is using an electronic device, the student will be asked to turn off the device for the remainder of the class.
- d) Instructors, at their discretion, may designate times during which students may or may not use their electronic devices during class sessions. If an instructor has directed student(s) to discontinue use, students must put away their devices immediately. If a student does not follow an instructor's direction to discontinue use, the student will be excused from the class.
- e) The use of electronic devices (other than a basic calculator) is strictly prohibited.

### **Live/Streaming/Remote Classes (Synchronous Distance Learning)**

- a) Students are required to use a lap/desktop computer with Google Chrome
- b) Use of Mobile/cell or iPhones is prohibited.
- c) Use of mobile devices while driving is prohibited.
- d) Students must be on camera throughout the course (attendance is taken and monitored electronically)

### **Managing Health Issues**

We take the health of our students very seriously. Here is a live class protocol to address the current Coronavirus (COVID-19) risk. Follow these steps to help reduce the spread of any disease.

- a) Wipe all door handles often throughout the day.
- b) Wipe all desktops, countertops, and tabletops.
- c) Place hand sanitizer in each classroom and in high traffic areas where a handwashing sink is not present.
- d) Place additional tissues in classrooms.
- e) Implement a no handshake rule for everyone, staff and students.
- f) Everyone should practice respiratory hygiene—cover a cough or sneeze with a tissue.
- g) Staff should stay home if they have a fever, cough, or difficulty breathing.
- h) Students should stay home if they have a fever, cough, or difficulty breathing.
- i) Consider postponing (better than cancelling) live classes.

### **Parking**

Parking is in designated areas for long-term parking (see parking availability sheet for class location).

### **Dress Code**

The dress code is casual wear. No holes in clothing that show private body parts. Students must wear shoes.

### **Firearms or Weapons**

Students are prohibited from carrying firearms, except in the case of a police officer. All weapons are prohibited from any classroom or building where the class is located.

### **Smoking Policy**

Students may smoke in their automobiles, or in designated areas outside of buildings. Students are prohibited from smoking in the building or classrooms.

### **Visitors/Guests**

*Badger Real Estate Seminars* Courses are open to enrolled students only. Enrolled students **MAY NOT** bring any visitors or guests to the classroom, including children.

### **Procedure for Requesting Special Accommodations**

Students requesting special accommodations must provide written specifications from a physician or therapist as to what accommodation(s) are needed. Please, do not provide diagnosis or details of treatment. The written accommodation request must be submitted at least ten (10) days prior to the course start date to make sure that the School can accommodate the request.

## APPENDIX A: CERTIFICATION OF TRUTH AND ACCURACY

### **CERTIFICATION OF TRUTH AND ACCURACY**

I certify that the information contained in this Policies & Procedures Disclosure is true and correct and that Badger Real Estate Seminars will abide by the policies herein.

***Douglas L Sinclair***

Education Director – Badger Seminars, Inc.

### **CERTIFICATION OF RECEIPT**

I certify that I received a copy of Badger Real Estate Seminars Policies & Procedures Disclosure prior to payment of any non-refundable course registration fee or tuition.

\_\_\_\_\_ Full Legal Name of Prospective Student \_\_\_\_\_ Date

\_\_\_\_\_ Signature of Prospective Student

Real Estate License # \_\_\_\_\_ Last 4 of SSN \_\_\_\_\_

## **APPENDIX B: DISTANCE COURSE LEARNING AGREEMENT**

### **Section 1: Technology and Equipment**

- f) Computer (PC or Apple)
- g) Wired connection (as opposed to wifi)
- h) Broadband internet access (preferably wired)\*
- i) Google Chrome web browser
- j) Webcam
- k) Headset with microphone or speakers and a microphone
- l) Keyboard
- m) A strong, consistent internet connection to stream audio and video in both directions
- n) Ability to see the full screen and access a keyboard at the same time
- o) Use of microphone and camera for the duration of the course \* "Broadband" means minimum speeds equivalent to DSL, satellite, or cable connections of at least 8 mbps. [Note: wifi connections are typically significantly slower than wired connections.]
  
- p) PROHIBITED: Login from a phone or other small device (iPad Mini, iPhone, Android)

### **Section 2: Environment Requirement to take the course from a quiet environment**

### **Section 3: Engagement and Attendance**

- q) 90% attendance policy requirement; no course credit awarded if 90% is not met, even due to connectivity issues
- r) Requirement to connect at least 10 minutes prior to the start of each class session
- s) Requirement to reply to all prompts and quizzes during the session to receive credit
- t) Agreement not to disconnect from room during breaks
- u) Requirement to close other programs / apps while class is in session Section 4: Required 15-minute Orientation Meeting

### **Section 4: Required 15-minute Orientation Meeting Section**

### **Section 5: Certification (Student Signature)**

Student Signature \_\_\_\_\_

Real Estate License # \_\_\_\_\_ Last 4 of SSN \_\_\_\_\_