



Badger Seminars, Inc., 1320 McCarthy Blvd, New Bern, NC 28562
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Badger Real Estate Seminars is a Certified Education Provider approved by the North Carolina Real Estate Commission to offer Pre & Post Licensing, and CE.

POLICIES & PROCEDURE DISCLOSURE

Date of Publication: 11 July 2024

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, Anna Parker Wethington, Jackie Jones. All Faculty
are NC Real Estate Commission Approved Instructors & NC Licensed Brokers.

Badger Branch Locations: Jacksonville (1014 Henderson Dr.)
Morehead City (5420 Hwy 70W)
New Bern (1320 McCarthy Blvd)

Mailing Address: 1320 McCarthy Blvd, New Bern, NC 28562

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 (ncrec.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, is required by the NC Real Estate Commission. It 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 not 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 real estate 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 active status, consisting of a 4-hr update and 4-hr elective.

BROKER PRE-LICENSING COURSE

The minimum age requirement to obtain a real estate license in North Carolina is 18. Also, a student must be a legal resident, legal alien, and must meet other requirements set by the NC Real Estate Commission.

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 **75** instructional hours, including a 4-hour end-of-course examination, as required by the NC Real Estate Commission.

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 the testing facility. 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.

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).

- In-Person seated classes include lectures, 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 live/remote online**, providing similar presentations and lectures. 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 80% 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 4 hours in length, and *Students must attain an 75% score (National and State) to pass. In addition, the student must meet the attendance requirement 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 \$545, unless otherwise stated on the website.

[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 \$595 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 \$545.00, unless otherwise noted on the website one-time within one year of taking the original course.

License Examination Performance Report

During the July 2023 - June 2024 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 Pre--licensing Courses. Two (2) students passed on their first attempt resulting in a 100% annual pass rate on the North Carolina State License Examination.

- 37 of our students completed our in-person instruction of the Broker Pre-licensing Course. 11 of those students passed the North Carolina Real Estate License Examination.
- 20 of our students completed our synchronous (zoom) instruction of the Broker Pre-licensing Course. 5 of those students passed the North Carolina Real Estate License Examination.
- Badger Seminars did not offer any asynchronous (self-paced) Pre-licensing courses during this period.
- Badger Seminars did not offer any blended Pre-licensing courses during this period.

BROKER POST-LICENSING EDUCATION COURSES

Purpose of the Post-licensing Program

The primary objective of *Post-licensing Education Program* is to provide instruction at a level beyond that provided in the *Broker Pre-licensing Course* on topics deemed to be of special importance to North Carolina licensees.

Per General Statute 93A-4(a1), provisional brokers must complete, within eighteen (18) months following initial licensure, a post-licensing 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 to retain eligibility to actively engage in real estate brokerage.

The Post-licensing 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 *post-licensing* course session. These are available online from the www.ncrec.gov/pubs. **Badger Real Estate Seminars** recommends students 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).

In-Person seated classes include lectures, 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 presentations 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% score to*

pass. In addition, the student must meet the attendance requirement 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 Post-licensing 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 Post-licensing 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 ten (10) days of the last scheduled day of the course at a time and date stated by the Education Provider.

Eligibility Requirements for Course Completion Certificate(s)

To successfully complete a *Broker Post-licensing 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 \$245 per course per student, which includes one proctored online examination.
- c) Save \$150 with a bundled option for \$585 if you register for all three courses.
- d) Tuition does not include the NC Real Estate Manual.
- e) Students are required to obtain the NC Real Estate Manual from the NC Real Estate Commission. (Hard copy or Online/Subscription version).
- f) Badger Seminars pays the \$10/student recording fee to the NCREC at the completion of the class.

BROKER CONTINUING EDUCATION COURSES

Purpose of the Continuing Education Program

The primary objective of the mandatory *Continuing Education Program* is to help ensure 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 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 (4) Update course plus a four-hour (4) elective course. Must be completed prior to June 10 of the License Year.

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)

2024-2025 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# 9924, Synchronous #5924

2024-2025 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#8824, Synchronous #5824

Seated Elective Classes (4-hr Credit):

#1959 Another Day in Paradise: Challenges for the Real Estate Broker

#3459 Toxic Transactions

#3522 Everything I Know About Real Estate I Learned from The Movies (and TV)

#2300 For Your Own Good: Realtor Ethics

#1959 Another Day in Paradise: Challenges for the Coastal Real Estate Broker

Synchronous Live/Remote Elective Classes (4-hr Credit):

#1960 Another Day in Paradise: Challenges for the Real Estate Broker

#3778 Toxic Transactions,

#3817] Everything I Know About Real Estate I Learned from The Movies (and TV)

#3631 For Your Own Good: Realtor Ethics

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):

To receive credit for completing an approved continuing education course, a broker must:

- (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 \$75.00 each. Unless a reduced price is noted on the Website. The school pays a \$10/student-class recording fee to the NC Real Estate Commission.

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 badgerseminars.com. Under the products tab make your 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. Mail checks to Badger Seminars Inc., 1320 McCarthy Blvd, New Bern, NC 28562.

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) Students in Zoom classes 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 of three (3) days-notice of the cancellation or revised course schedule.

If a course is cancelled or rescheduled, students will have the option of transferring 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 option 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

All end-of-course exams are administered electronically. Any attempt to violate the testing procedures will result in a failing course grade. The student 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 are found on badgerseminars.com.

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 in class or 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, desktops, countertops, and tabletops.
- b) Place hand sanitizer in each classroom and in high traffic areas where a handwashing sink is not present.
- c) Place additional tissues in classrooms.
- d) Implement a no handshake rule for everyone, staff and students.
- e) Everyone should practice respiratory hygiene—cover a cough or sneeze with a tissue.
- f) Staff should stay home if they have a fever, cough, or difficulty breathing.
- g) Students should stay home if they have a fever, cough, or difficulty breathing.
- h) 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 law enforcement officer. All weapons are prohibited from any classroom or building where 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 accommodation must provide written specifications from a physician or therapist as to what accommodation(s) are needed. Please, do not provide a diagnosis or details of treatment. The written accommodation request must be submitted at least ten (10) days prior to the start date to ensure 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

- a) Computer (PC or Apple).
- b) Wired connection (as opposed to Wi-Fi).
- c) Broadband internet access (preferably wired) *.
- d) Google Chrome web browser.
- e) Webcam.
- f) Headset with microphone or speakers and a microphone.
- g) Keyboard.
- h) A strong, consistent internet connection to stream audio / video in both directions.
- i) Ability to see the full screen and access a keyboard at the same time.
- j) 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 MPs. [Note: Wi-Fi connections are typically significantly slower than wired connections.]
- k) **PROHIBITED:** Login from a phone or other small device (iPad, iPad Mini, iPhone, Android)

Section 2: Environment Requirement to take the course in a quiet environment.

Section 3: Engagement and Attendance

- a) 90% attendance policy requirement; no course credit awarded if 90% is not met, even due to connectivity issues.
- b) Requirement to connect at least 10 minutes prior to the start of each class session.
- c) Requirement to reply to all prompts and quizzes during the session to receive credit.
- d) Agreement not to disconnect from room during breaks.
- e) 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 _____