

QUIZ: FAIR HOUSING

Think you're pretty well versed in federal fair housing law? Answer these 10 questions to see whether you're ready to tout your fair housing know-how to your clients and customers.

1. **Under federal fair housing laws, it is legal to prohibit which of the following in a housing unit?**
 - A. Smoking
 - B. A live-in caregiver for a resident with a disability
 - C. Drinking alcohol
 - D. Both A and C

2. **Which of the following are violations or potential violations of the Fair Housing Act?**
 - A. A seller tells you he doesn't want to sell to African-Americans
 - B. A sales associate puts the phrase "adults only" in MLS listings
 - C. Both A and B
 - D. None of the above

3. **Under the federal fair housing law, the seven protected classes include**
 - A. Race, color, source of income, handicap, national origin, marital status, religion
 - B. Race, color, religion, sex, handicap, familial status, national origin
 - C. Race, sexual orientation, sex, familial status, handicap, age, national origin
 - D. None of the above

4. **The fair housing laws prohibit all of the following, except**
 - A. Refusal to show, sell, or rent a property because of disability
 - B. Expressing a preference for young adults in a listing comment
 - C. Evicting a current user of illegal drugs
 - D. Marketing your listings exclusively in a religious publication

5. **The *Civil Rights Act of 1968* does which of the following?**
 - A. Grants all citizens the same rights as white citizens to own, purchase, lease, transfer or use real property.
 - B. Allows exemptions only for homes sold without the assistance of a real estate practitioner.
 - C. Effectively prohibits all discrimination in real estate based on race.
 - D. Both A and C

6. **Based on federal fair housing law, which of the following people would be protected:**
 - A. A divorced female, single parent
 - B. A 35-year-old single, Jewish man
 - C. A 50-year-old white man
 - D. All of the above

7. **When a proposed home buyer inquires about the racial makeup of neighborhoods or schools, REALTOR should respond by saying:**

- A. "I believe the neighborhood has a few Hispanic families, I can check and get back with you."
 - B. "The Fair Housing Act prohibits me from providing that kind of information. I recommend you contact the school district, municipal government, or the local library."
 - C. "I wouldn't worry about that, the neighborhood is safe and the schools are good."
 - D. "Residents in this neighborhood value diversity, you'll fit right in."
- 8. If a seller using a real estate agent refuses an offer because of the buyer's national origin, who may file a federal lawsuit against the seller?**
- A. The prospective buyer
 - B. The real estate practitioner
 - C. The federal government
 - D. All of the above
- 9. In an advertisement for a small, two-bedroom house in a neighborhood where many families live, which of the following language is clearly improper under the Fair Housing Act?**
- A. Small, cozy home in quiet neighborhood
 - B. Two-bedroom home, near playground and senior center
 - C. Ideal for couple or single professional
 - D. No children
- 10. Which of the following features are required in ground floor units on non-elevator multifamily building of four units or more built after March 1991?**
- A. An accessible building entrance or an accessible route for persons in wheelchairs?
 - B. Accessible and usable public and common use areas?
 - C. Light switches, electrical outlets, thermostat, and other environmental controls in accessible locations
 - D. All of the above

Answers to quiz are on the next page:

1. A and C
2. A and B
3. B
4. C
5. C
6. D
7. B
8. D
9. D
10. D