

Fair Housing Quiz

Think you're pretty well-versed in federal fair housing law? Answer these 12 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 & 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 listing
 - C. Both A & 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 a 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 1866 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 & 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. The Equal Professional Service Model involves all of the following key guidelines except:
 - A. Have I offered a variety of choices?
 - B. Is my client working with another agent?

- C. Has my customer set the limits?
- D. Do I have objective information?

8. When a prospect inquires about the racial makeup of neighborhoods or schools, you should respond by saying:

- A. "I believe the neighborhood has a few Hispanic families, I can check and get back to 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, so you'll fit right in."

9. 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

10. Looking at the following four marketing examples, identify which one is OK under Article 10 of the Code of Ethics:

- A. Advertise only in a strategically limited geographic area that is populated by a particular ethnic group of people.
- B. Limit advertising to small papers that cater to particular religious groups of people.
- C. Promote a listing only in selected sales offices in communities with similar ethnic populations.
- D. Advertising your knowledge of a language other than English in an English-language advertisement.

11. 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 a quiet neighborhood
- B. Two-bedroom home, near playground and senior center
- C. Family-friendly
- D. No children

12. Which of the following features are required in ground floor units of non-elevator multi-family 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.