

Alpha College of Real Estate  
3 Hours Fair Housing Correspondence/Online 042010  
FINAL EXAMINATION

**CIRCLE THE CORRECT ANSWER**

1. The Virginia Fair Housing laws are in addition to
  - a. Federal Fair Housing Act of 1866
  - b. Federal Fair Housing Act of 1988
  - c. Federal Fair Housing Act of 1968 as Amended
  - d. All of the above
  
2. The Attorney General upon receiving a charge from the Board must take civil action
  - a. only if they see fit
  - b. within 60 days
  - c. within 45 days
  - d. within 30 days
  
3. Powers of the Real Estate Board include
  - a. initiating complaints
  - b. receiving complaints
  - c. conducting an investigation of a complaint
  - d. All of the above
  
4. A complaint must be filed with the Board
  - a. within one year after the discriminatory action took place
  - b. within six months after the discriminatory action took place
  - c. within 45 days months after the discriminatory action took place
  - d. within three months after the discriminatory action took place
  
5. Any person guilty of soliciting or accepting compensation for the release or removal of restrictive covenants shall be
  - a. liable to any injured party in the amount equal to the greater of three times the compensation solicited or received, or \$500, plus reasonable attorneys' fees and costs incurred
  - b. liable to any injured party in the amount equal to the greater of three times the compensation solicited or received, or \$1,000, plus reasonable attorneys' fees and costs incurred
  - c. liable to any injured party in the amount equal to the greater of three times the compensation solicited or received, or \$800, plus reasonable attorneys' fees and costs incurred
  - d. None of the above

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6. The sale or rental of any single-family house shall be exempt from the application of this chapter EXCEPT
  - a. if the house is sold or rented by an owner, provided that such private individual does not own more than three single-family houses at any one time
  - b. if the house is sold or rented without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, salesperson, or of the facilities or the services of any person in the business of selling or renting dwellings, or of any employee, independent contractor, or agent of any broker, agent, salesperson, or person
  - c. if a licensed salesperson is selling their own home
  - d. none of the above
  
7. In regard to exemptions in fair housing, if an owner actually maintains and occupies living quarters occupied or intended to be occupied by no more than four families living independently of each other
  - a. the owner is exempt
  - b. the owner is not exempt
  - c. the owner is exempt only if licensed
  - d. none of the above
  
8. Elderliness is defined as
  - a. an individual who has attained his sixty-fifth birthday
  - b. an individual who has attained his sixtieth birthday
  - c. an individual who has attained his fiftieth birthday
  - d. an individual who has attained his fifty-fifth birthday
  
9. The term “handicap” shall
  - a. apply to an individual that is a transvestite
  - b. apply to a person with a physical or mental impairment that substantially limits one or more life activities
  - c. NOT apply to an individual that is a transvestite
  - d. both b & c
  
10. The term “conciliation” means
  - a. the attempted resolution of issues raised by a complainant, or by the investigation of such complaint, through informal negotiations involving the aggrieved person, the respondent, their respective authorized representatives and the Fair Housing Board.
  - b. a person, including the Fair Housing Board, who files a complaint
  - c. any bank, savings institution, credit union, insurance company or mortgage lender
  - d. to lease, to sublease, to let, or otherwise to grant for consideration the right to occupy premises not owned by the occupant

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11. Which of the following types of relief may be sought for aggrieved subjects in conciliation
- a. Monetary relief in the form of compensatory and punitive damages and attorney fees
  - b. equitable relief including, but not limited to, access to the dwelling at issue, or to a comparable dwelling, the provision of services or facilities in connection with a dwelling, or other specific relief
  - c. Injunctive relief appropriate to the elimination of discriminatory housing practices affecting the aggrieved person or others
  - d. all of the above
12. A complaint may be filed against
- a. only licensed brokers
  - b. only licensed salespeople
  - c. any person alleged to be engaged, to have engaged, or about to engage in a discriminatory housing practice
  - d. only property management companies
13. Which of the following is NOT restricted in its advertising
- a. cooperatives
  - b. condos
  - c. property owners associations
  - d. dwellings used exclusively for dormitory facilities by educational institutions
14. Interference, coercion or intimidation conduct includes
- a. threatening, intimidating or interfering with a person in his or her enjoyment of a dwelling because of the race, color, religion, sex, handicap, familial status, elderliness, or national origin of that person, or of visitors or associates of such person.
  - b. threatening an employee or agent with dismissal or an adverse employment action, or taking such adverse employment action, for any effort to assist a person seeking access to the sale or rental of a dwelling or seeking access to any residential real estate-related transaction, because of the race, color, religion, sex, handicap, familial status, elderliness, or national origin of that person or of any person associated with that person
  - c. retaliating against any person because that person has made a complaint, testified, assisted, or participated in any manner in a proceeding under the fair housing law
  - d. all of the above

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15. If a tenant wishes to make reasonable modifications to a dwelling
- a. the landlord must pay for all accommodations
  - b. the tenant must be reimbursed for all modifications
  - c. the landlord may increase the required security deposit
  - d. the landlord must permit the tenant to make the modifications at the tenant's expense and may require the dwelling to be restored to its original condition
16. Regarding handicapped individuals, all of the following are prohibited EXCEPT
- a. Inquiry into an applicant's ability to meet the requirements of ownership or tenancy
  - b. Inquiring whether an applicant for a dwelling is a current illegal abuser or addict of a controlled substance
  - c. Inquiring whether an applicant has been convicted of the illegal manufacture or distribution of a controlled substance
  - d. None of the above
17. An example of Blockbusting is
- a. Engaging in conduct (including uninvited solicitations for listing) that conveys to a person that a neighborhood is undergoing or is about to undergo a change in the race, color, religion, sex, handicap, familial status, elderliness, or national origin of those residing in it, in order to encourage the person to offer a dwelling for sale or rental
  - b. Encouraging any person to sell or rent a dwelling through assertions that the entry or prospective entry of individuals of a particular race, color, religion, sex, familial status, elderliness or national origin, or with handicaps, can or will result in undesirable consequences for the project
  - c. neither A nor B
  - d. both A and B
18. Which of the following is NOT a discriminatory representation of the availability of dwellings
- a. seller claims the dwelling is sold when in fact it is not
  - b. seller claims a deed restricts selling to "your ethnicity" may be unilaterally changed
  - c. landlord only offers information on properties above the tenant's requested price range even though there are others available
  - d. none of the above
19. Which of the following would be considered discriminatory advertising
- a. Christian seeking Christian tenants
  - b. young adult community...children not permitted

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- c. home for sale in quiet Korean community
- d. all of the above

20. All of the following are permitted EXCEPT

- a. Discouraging the purchase or rental of a dwelling because of race, color, religion, sex, handicap, familial status, elderliness, or national origin by exaggerating drawbacks or failing to inform any person of desirable features of a dwelling or of a community, neighborhood, or development
- b. Communicating to any prospective purchaser that he would not be comfortable or compatible with existing residents of a community, neighborhood or development because of race, color, religion, sex, handicap, familial status, elderliness, or national origin
- c. Assigning any person to a particular section of a community, neighborhood or development or to a particular floor or section of a building because of race, color, religion, sex, handicap, familial status, elderliness, or national origin.
- d. None of the above

21. All of the following are prohibited EXCEPT

- a. Failing or delaying maintenance or repairs of sale or rental of dwellings because of race, color, religion, sex, handicap, familial status, elderliness, or national origin
- b. Failing to process an offer for the sale or rental of a dwelling or to communicate an offer accurately because of race, color, religion, sex, handicap, familial status, elderliness, or national origin.
- c. NOT limiting the use of privileges, services or facilities associated with a dwelling because of the race, color, religion, sex, handicap, familial status, elderliness or national origin of an owner, tenant or a person associated with him.
- d. All of the above

22. Fair Housing Law defines Protected Class as any group, or any member of a group that can be identified by

- a. Race or color
- b. Religion, sex or national origin
- c. Handicapped or elderliness
- d. All of the above

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23. Advertising under the Fair Housing Laws
- a. Does not include advertisements of licensed real estate salespeople
  - b. Should contain words of preference
  - c. Does not apply to internet sites
  - d. None of the above
24. If a blind person with a seeing-eye dog wants to rent an apartment in a “no pet” complex, the landlord may
- a. Refuse to rent
  - b. Require the dog to live outside
  - c. Charge an additional security deposit because of the dog
  - d. Require the tenant, upon termination of the lease, to pay for any damages caused by the dog
25. Housing for older people includes
- a. Housing provided under any state or federal program determined by the Secretary of Housing and Urban Development to be specifically designed and operated to assist elderly people
  - b. 62 or over housing
  - c. 55-or-over housing.
  - d. All of the above provided certain requirements are satisfied