



NAR Fair Housing Quiz Answers – ONLY FOR INSTRUCTOR

1. Under federal fair housing laws, it is legal to prohibit which of the following in a housing unit?

Answer: d. Both a and c. Tenants' activities, such as smoking and drinking, aren't protected.

2. Which of the following are violations or potential violations of the Fair Housing Act?

Answer: c. Both a and b. Excluding prospective buyers on the basis of race is always a violation. Although it's potentially a violation to discriminate on the basis of familial status, "adults only" is acceptable when the housing is specifically designated for older persons pursuant to a state, local, or federal program designed to accommodate the needs of elderly persons. Or the community must

- Be occupied solely by persons who are 62 or older, or
- House at least one person who is 55 or older in at least 80 percent of the occupied units and adhere to a policy that demonstrates an intent to house and provide services to persons who are 55 or older.

3. Under the federal fair housing law, the seven protected classes include

Answer: b. Race, color, religion, sex, handicap, familial status, national origin. Although some interest groups have tried to lobby to include sexual orientation and marital status, these aren't protected classes under the federal law, but are sometimes protected by certain local state fair housing laws.

4. The fair housing laws prohibit all of the following, except

Answer: c. Evicting a current user of illegal drugs. Drug addiction isn't covered under any of the protected classes. In fact, the Fair Housing Act specifically states that current illegal drug users aren't handicapped.

5. The Civil Rights Act of 1968 does which of the following?

Answer: d. Both a and c

6. Based on federal fair housing law, which of the following people would be protected:

Answer: d. All of the above. The 50-year-old white man is protected if he's discriminated against on the basis of his race. However, his age isn't relevant since age isn't a protected class under federal fair housing laws.

7. The Equal Professional Service Model involves all of the following key guidelines except

Answer: b. Is my client working with another agent? One of the purposes of the Equal Professional Service Model is to document that the client, not the practitioner, has set the limits regarding desired properties.

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

Answer: b. "The Fair Housing Act prohibits from providing that information. I recommend you contact the school district, municipal government, or the local library." Send prospects elsewhere for an answer to such questions, after reminding them of the fair housing laws.

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?

Answer: 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?

Answer: 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?

Answer: d. No children. In addition, c is improper if there is no other language indicating that families with children were welcome. In general, it's best to describe the property and nearby amenities--not the potential buyer--when advertising.

12. Which of the following features are required in ground floor units of non-elevator multifamily building of four units or more built after March 1991?

Answer: d. All of the above. There are a total of seven requirements; the other four are (1) doors designed to be usable by persons in wheelchairs, (2) an accessible route into and through the dwelling unit, (3) reinforcements in bathroom walls for later installation of grab bars, and (4) kitchen and bathroom space organized so an individual in a wheelchair can maneuver about the space.