

- 1 The fair housing category that prohibits preference based on family size is:
 - A. National origin
 - B. Sex
 - C. Religion
 - D. Familial status
- 2 Utah State additional protected classes include:
 - A. Sexual orientation, gender identity and source of income
 - B. Sexual orientation, gender identity, and hoarding
 - C. Sexual orientation, hoarding, and elderliness
 - D. Gender Identity, hoarding, and elderliness
- 3 Seller Steven instructs his agent, Realtor Rick, to do a complex screening process on all prospective buyers, because Steven has told his neighbors that he will only sell his home to “the RIGHT” kind of buyers. What should Realtor Rick do?
 - A. Follow his seller’s instructions, as Rick has the fiduciary duty of obedience
 - B. Ignore Steven’s request
 - C. Pretend to follow Steven’s request, but not actually do it
 - D. Advise Steven that his request violates Federal Fair Housing law and tell Steven he will not comply with his wishes
- 4 When the Fair Housing Act was amended in 1988, who will now benefit from the added protections:
 - A. An 85 year old
 - B. A Jewish immigrant
 - C. A paraplegic
 - D. A Mormon
- 5 Sally Shine has been found guilty of redlining. She is most likely a(n):
 - A. Mortgage Loan Originator
 - B. Escrow Officer
 - C. Real Estate Agent
 - D. Real Estate Broker
- 6 Fair Housing complaints may be filed within:
 - A. 3 months
 - B. 6 months
 - C. 12 months
 - D. 24 months
- 7 The fine for violating the Fair Housing Act could be as much as:
 - A. 10000
 - B. 16000
 - C. 30000
 - D. 100000
- 8 Question: Fair Housing laws are enforced by:
 - A. HUD
 - B. The CFPB
 - C. The FBI
 - D. HOPA
- 9 Lucy Landlord wants to discriminate on the basis of addiction to a controlled substance and those convicted of illegal manufacture of a controlled substance. Which of the following statements is NOT true?
 - A. Yes, she can discriminate against a cocaine addict
 - B. No: she cannot someone who is in recovery for drug addiction
 - C. Yes, she can discriminate against someone who is in recovery for drug addiction
 - D. Yes, she can prohibit smoking and drinking in her property

10 Federally protected classes include:

A. Familial status, race, religion

B. Race, Religion, age

C. Sexual orientation, ethnicity, national origin

D. Gender identity, sex, familial status

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

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