

- 1 The clause in a mortgage that states that the tenants' rights under their lease are to remain intact if the lender has to foreclose on the owner's property is called a(n):
 - A. Non-defeasance clause
 - B. Non-disturbance clause
 - C. Habendum clause
 - D. Defeasance clause
- 2 A lease of unspecified duration that does not automatically renew itself is called a(n)
 - A. Estate at Will
 - B. Estate at sufferance
 - C. Estate for Years
 - D. Periodic Tenancy
- 3 A lease with a specific starting and ending date is called a(n)
 - A. Estate at Will
 - B. Estate at sufferance
 - C. Estate for Years
 - D. Periodic Tenancy
- 4 A lease of unspecified duration that does not automatically renew itself is called a(n)
 - A. Estate at Will
 - B. Estate at sufferance
 - C. Estate for Years
 - D. Periodic Tenancy
- 5 In order for the tenant to be relieved of paying rent and terminating the lease under constructive eviction,
 - A. The tenant must file a lawsuit against the landlord
 - B. The landlord must file a lawsuit against the tenant
 - C. The tenant must stop paying rent
 - D. The tenant must vacate the property
- 6 A lease is considered a:
 - A. Less than Freehold Estate
 - B. Tenancy for Years
 - C. Periodic Tenancy
 - D. All of the above
- 7 The legal process of removing a tenant for a breach of the lease is called:
 - A. Abandonment
 - B. Eviction
 - C. Abatement
 - D. Novation
- 8 The law that states that all leases over 12 months have to be in writing is called:
 - A. The Statute of Limitations
 - B. The Statute of Law
 - C. The Statute of Frauds
 - D. The Statute of Contract
- 9 Lauryl and Dayton would like to rent one of the units in Diane's 4-plex. They sign a lease. They are the:
 - A. Lessor
 - B. Lessee
 - C. Tenant
 - D. Beneficiary
- 10 Diane owns a 4-plex in Spanish Fork. She offers to lease each unit for \$500 per month. Diane is the:
 - A. Lessor
 - B. Lessee
 - C. Tenant
 - D. Beneficiary

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

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