

Chapter 16 – Civil Rights and Fair Housing

1. D

Explanation: The seller has violated the Fair Housing Act. She also owes her broker the commission, since he did locate a suitable buyer.

2. D

Explanation: The broker is bound by the seller's instructions. Under options B and C, the broker would be violating the Fair Housing Act.

3. C

Explanation: A licensee is not lawfully entitled to make any assumptions based on race.

4. C

Explanation: The neighbor has violated the Fair Housing Act by acting to prevent a minority from moving into the neighborhood. The seller and Beatrice have violated the act by cooperating with the neighbor when they were aware of his intentions. The white buyer has done nothing to violate the act.

5. A

Explanation: The Equal Credit Opportunity Act was enacted to bar lenders from discriminating against credit applicants based on race, color, religion, sex, marital status, and age (provided the applicant is of legal age).

6. A

Explanation: It is illegal for a rental property owner to ask applicants for information regarding marital status.

7. D

Explanation: This is blockbusting, or panic selling, and against the law. The licensee is also subject to disciplinary action.

8. D

Explanation: Requiring only single tenants to have co-signors constitutes discrimination on the basis of marital status, and is a violation of the Fair Housing Act.

9. C

Explanation: The covenant is unenforceable but the deed otherwise remains valid.

10. C

Explanation: Both of his marketing techniques constitute illegal acts under the Fair Housing Act.

11. A

Explanation: The purpose of the Federal Fair Housing Act is to provide fair housing opportunity for all persons by prohibiting discrimination in housing transactions.

12. D

Explanation: The law authorizes all of the above remedies for a person who has been discriminated against in the sale or rental of housing.

13. D

Explanation: Requiring minorities to pay higher prices than others is unlawful discrimination under the Fair Housing Act. The broker may be liable for money damages.

14. A

Explanation: Under the ADA, any private entity with facilities open to the public (such as a real estate office) is to be considered a public accommodation.

15. B

Explanation: The Federal Fair Housing Act does not protect those who are a direct threat to the health or safety of others, or those who are currently using controlled substances.