

1. Under police power, which of the following CANNOT be done?
 - A. Property can be condemned as unfit for occupancy.
 - B. Property can be zoned.
 - C. Property can be taken away for public purpose, provided fair compensation is given.
 - D. Subdivision regulations can be enacted.

2. When may a salesperson legally refuse to show a house to an Asian prospect?
 - A. When the seller has indicated a desire not to have an Asian own the property.
 - B. When the seller prohibits an Asian from physically coming on to the property.
 - C. When the seller says the property is not to be shown while the seller is out of town.
 - D. Never

3. A developer purchased a parcel of land 10 years ago, at which time the current zoning would have permitted the construction of 80 houses. Now he is ready to build but a recent rezoning now restricts him to 40 houses. Is he entitled to some compensation for the down-zoning?
 - A. Yes, because it is right under eminent domain
 - B. Yes, because the property is grandfathered
 - C. No, because an exercise of police power does not require compensation
 - D. No, because he should have improved the property when he bought it

4. Zoning ordinances and subdivision regulations, as examples of the enactment of police power, usually cover such matters as:
 - A. baselines.
 - B. set-back lines.
 - C. deed restrictions.
 - D. encumbrances.

5. Concerning the Federal Fair Housing Law, which of the following is correct with respect to the definition of a minority?
 - A. Any group or members of a group that can be identified by race, color, religion, sex, handicap, familial status, or national origin
 - B. Any group or member of a group that can be identified by any other characteristic on the basis of which discrimination is prohibited by a federal, state, or local Fair Housing Law
 - C. Has nothing to do with numbers
 - D. All of the answers are correct.

Ch 5 Suex Test

6. The county tax assessor:
- A. determines the assessed value of each individually owned property in the county.
 - B. sets the book value of individual properties.
 - C. sets the tax rate.
 - D. collects the taxes due on all properties in the county.
7. With the best of intentions, a salesperson advises an African American family to avoid an area where there have been incidents of bigotry. This constitutes:
- A. no violation of Fair Housing Law if the facts stated were true.
 - B. no violation of law since the advice was given with good intentions.
 - C. a violation in the form of blockbusting.
 - D. a violation in the form of steering.
8. The Lead-Based Paint Hazard Reduction Act requires that the buyer be provided with certain information when purchasing a residential dwelling or a residential dwelling in which a component of that dwelling was built prior to 1978. Which of the following is correct regarding these disclosures?
- A. The disclosure must be made prior to closing.
 - B. The disclosure must be made prior to showing of the property.
 - C. The disclosure must be made within 10 days of the signing of a contract.
 - D. The disclosure must be made prior to entering into a contract to purchase.
9. A prospective purchaser, who is Caucasian, asks a salesperson what percentage of the families in a particular area is African American. The salesperson's best course of action would be:
- A. to refuse to answer the question.
 - B. to advise the purchaser that the question is improper.
 - C. to refer the purchaser to an appropriate agency such as the public schools administration.
 - D. to assure the purchaser there is no reason to be concerned since the percentage is small.
10. The City of Longview has approved a budget of \$12,500,000 that is to be funded by ad valorem tax. The assessment roll shows that all nonexempt property has a fair market value of \$950,000,000. If the assessment rate is 40%, what tax rate will each property owner be required to pay?
- A. \$.33 per dollar
 - B. \$.33 per one hundred dollars
 - C. \$3.30 per one hundred dollars
 - D. \$4.40 per one thousand dollars

Ch 5 Suex Test

11. The "Mrs. Murphy Exemption" to the Fair Housing Law of 1968 requires which of the following?
- A. That no real estate broker is used
 - B. That no discriminatory advertising is used
 - C. That the owner rents units in a two-to-four family building or rooming house and resides in one of the units.
 - D. All of the answers are correct.
12. A buyer whose number is listed in the Do-Not-Call Registry has called a broker requesting information on a listing. For what period of time may the broker continue to call the buyer with information on other properties in which the broker feels the buyer may have an interest?
- A. Never
 - B. Within 3 months of the initial inquiry
 - C. Within 18 months of the inquiry
 - D. An unlimited time unless the buyer requests no further calls from the company
13. Beth Stanfield inherited a lot on Central Avenue in the City of Belview. The lot is zoned for single family, detached residential use. In trying to sell the property, Beth has been unable to find a buyer because of the excessively heavy traffic on Central Avenue due to its widening two years ago from two lanes to six lanes. Beth has petitioned the Belview zoning board of appeals for permission to construct a duplex on the lot. Her request, if granted, would constitute:
- A. a nonconforming use.
 - B. a variance.
 - C. a grandfathered property.
 - D. spot zoning.
14. If a house is assessed at \$9,000 and assessment is 30% of market value, the county assessor would have judged its market value to be:
- A. \$27,000.
 - B. \$27,500.
 - C. \$28,000.
 - D. \$30,000.
15. Of the following statements, which is correct with respect to zoning ordinances?
- A. Planning commissions and master plans generally are not concerned with aesthetic value.
 - B. Zoning regulations supercede deed restrictions and homeowner's bylaws.
 - C. Private restrictions and zoning ordinances may both be effective with respect to the same land at the same time, with private restrictions imposing additional limitations on the use.
 - D. Zoning ordinances have retroactive application as do private restrictions.

Ch 5 Suex Test

16. You are a licensed salesperson working with an out of town Arab client who has identified a home he wants to see in a neighborhood that you know is predominately Jewish. You should:
- A. tactfully suggest an alternative.
 - B. show the property.
 - C. explain that the neighbors are predominately Jewish.
 - D. refuse to show the property.
17. Which of the following practices would not violate antitrust laws?
- A. Refusal of real estate boards to admit qualified members.
 - B. Any brokers going into collusion to set property prices.
 - C. Establishing a company policy for determining commissions to be charged.
 - D. Two or more brokers going into collusion to set commission rates.
18. A client asks a licensed salesperson to find a tenant who will lease his/her furnished home for a four-month period. To which of the following might your refusal to rent NOT constitute a violation of Fair Housing Laws?
- A. An Asian family
 - B. Four university students
 - C. Two single women, with a child
 - D. A blind man
19. Which of the following statements is true concerning the CAN-SPAM Act?
- A. The use of a misleading subject line is permissible as long as the transmission is identified as an ad.
 - B. The sender has 30 days to honor an opt-out request.
 - C. The Act prevents the sending of commercial e-mails unless the sender received prior written permission.
 - D. Every commercial e-mail must contain an opt-out provision.
20. Charlie is a Laotian immigrant. He has subdivided his lot and built a new house next door to his own house. In listing this new house, he asks the salesperson to look for a Laotian purchaser. Which of the following statements is true?
- A. The salesperson might advertise "Laotian preferred".
 - B. The listing isn't illegal since Charlie has only expressed a preference, not a requirement.
 - C. The listing salesperson should refer the listing to a Laotian salesperson.
 - D. The listing should not be taken under these conditions.

You have completed the test!