

Topic 9 Quiz

- T F 1. Failure to disclose to an unrepresented buyer a known material defect regarding the condition of a parcel of real estate, of which a broker or associate has knowledge, is part of the caveat emptor doctrine and therefore acceptable practice.
- T F 2. An licensee need not make known to a prospective purchaser any interest the licensee has in the property being sold.
- T F 3. Determining the needs and abilities of the prospective purchaser and matching them with a suitable property is known as qualifying the prospect.
- T F 4. The licensee would be guilty of misrepresentation for failure to inform the buyer that the house has a flooding problem.
- T F 5. Failure to reveal material facts causing a psychological impact on value of the property is considered substantial misrepresentation by law.
- T F 6. The annual percentage rate (APR) required by Regulation Z is the simple interest charged on a mortgage note.
- T F 7. Persuading owners to sell or rent housing because minority groups are moving into the neighborhood is called "blockbusting" and is illegal.
- T F 8. Steering prospects to or from certain geographic areas based on race is a duty of a broker.
- T F 9. The U. S. Supreme Court interpretation which prohibits all racial discrimination without any exceptions or exemptions was a case styled Wade Vs. Roe.
- T F 10. An agent who sells to the first minority person in a neighborhood is complying with the law of the land.
- T F 11. The Civil Rights Act of 1866 prohibits discrimination on the basis of sex.
- T F 12. Alcoholics are included in the 1988 interpretation of handicapped persons.

Answers to Topic 9 Quiz:

1. F
2. F
3. T
4. T
5. F
6. F
7. T
8. F
9. F
10. T
11. F
12. T