

13 Multiple choice questions

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What additional protections were added to the Fair Housing Act in 1988?

- ☐ The Act was amended to prohibit discrimination based on employment status or credit history.
- ☐ The Act was amended to prohibit discrimination based on age or marital status.
- ☐ The Act was amended to prohibit discrimination based on handicap or familial status (children under 18).
- ☐ The Act was amended to prohibit discrimination based on income level or education.

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What must banks display in their lobbies regarding the Fair Housing Act?

- ☐ Banks must display a Community Reinvestment Act notice.
- ☐ Banks must display a Home Mortgage Disclosure Act poster in their lobby.
- ☐ Banks must place a Fair Housing poster in their lobby.
- ☐ Banks must place a Truth in Lending disclosure in their lobby.

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What are the prohibited bases for discrimination under the Fair Housing Act?

- ☐ The prohibited bases include political affiliation, veteran status, and language proficiency.
- ☐ The prohibited bases include race, color, religion, national origin, gender, handicap, and familial status.
- ☐ The prohibited bases include age, marital status, and income level.
- ☐ The prohibited bases include education, employment, and credit history.

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What types of dwellings are covered under the Fair Housing Act?

- ☐ The Act is not limited to 1- to 4-family dwellings; it includes consumer or commercial loans.
- ☐ The Act applies only to commercial properties.
- ☐ The Act is limited to government-subsidized housing.
- ☐ The Act covers only single-family homes and apartments.

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What is required in advertising housing loans according to the Fair Housing Act?

- ☐ Advertisements must feature diverse demographic images.
- ☐ Advertisements must include the Equal Housing Lender logo and state 'Equal Housing Lender' in verbal promotions.
- ☐ Advertisements must state 'Equal Credit Opportunity' in written promotions.
- ☐ Advertisements must include interest rate disclosures and loan terms.

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What types of liability does the Fair Housing Act provide for?

- ☐ The Act provides for both civil and criminal liability, including actual and punitive damages, and criminal penalties of up to \$10,000 in fines and up to 10 years in prison.
- ☐ The Act is not limited to 1- to 4-family dwellings; it includes consumer or commercial loans.
- ☐ The Act was amended to prohibit discrimination based on handicap or familial status (children under 18).
- ☐ The FHA is a law enacted as Title VIII of the Civil Rights Act of 1968 that prohibits discrimination in housing-related transactions based on race, color, religion, national origin, and gender.

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Who can enforce the Fair Housing Act?

- ☐ Enforcement is carried out solely by federal courts.
- ☐ Enforcement can be carried out by HUD, the Department of Justice, and through private suits by aggrieved parties.
- ☐ Enforcement is limited to state agencies and local municipalities.
- ☐ Only the Department of Justice can enforce the Act.

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What is the Fair Housing Act (FHA)?

- ☐ The FHA is a law enacted as Title VIII of the Civil Rights Act of 1968 that prohibits discrimination in housing-related transactions based on race, color, religion, national origin, and gender.
- ☐ The Act provides for both civil and criminal liability, including actual and punitive damages, and criminal penalties of up to \$10,000 in fines and up to 10 years in prison.
- ☐ The Act is not limited to 1- to 4-family dwellings; it includes consumer or commercial loans.
- ☐ The Act was amended to prohibit discrimination based on handicap or familial status (children under 18).

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What is the primary purpose of the Fair Housing Act?

- ☐ To prohibit discrimination in residential real estate transactions, including purchase, rental, and financing.
- ☐ To regulate zoning laws in urban areas.
- ☐ To encourage diversity in commercial leasing.
- ☐ To promote affordable housing development.

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Does the Fair Housing Act apply only to banking transactions?

- ☐ No, it applies beyond banking to leasing, sales, and other dwelling-related transactions.
- ☐ Non-compliance can lead to civil and criminal penalties, including fines and imprisonment.
- ☐ To prohibit discrimination in residential real estate transactions, including purchase, rental, and financing.
- ☐ The prohibited bases include race, color, religion, national origin, gender, handicap, and familial status.

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What is the consequence of failing to comply with the Fair Housing Act?

- ☐ Non-compliance results in a verbal warning and temporary suspension.
- ☐ Non-compliance leads to administrative penalties only.
- ☐ Non-compliance is resolved through mediation without fines or imprisonment.
- ☐ Non-compliance can lead to civil and criminal penalties, including fines and imprisonment.

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Which department has general rulemaking authority under the Fair Housing Act?

- ☐ The Department of Housing and Urban Development (HUD).
- ☐ The Environmental Protection Agency.
- ☐ The Department of Labor.
- ☐ The Department of Commerce.

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What happens if bank regulators find FHA violations?

- ☐ They may refer the violations to HUD.
- ☐ They may revoke the bank's charter.
- ☐ They may issue a warning to the bank.
- ☐ They may impose a fine on the bank.