

**13 Multiple choice questions**

Term

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

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- 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.

Term

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

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- 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.

Term

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

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- 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.

Term

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

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- 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.

Term

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

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- 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.

Term

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

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- 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.

Term

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.**

Term

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).**

Term

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.**

Term

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.**

Term

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.**

Term

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.**

Term

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.**

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