

Certified Leasing Professional Practice Test Questions and Answers

1. What is the most important aspect of fair housing compliance in leasing?

- A) Charging different rents based on personal preferences
- B) Treating all applicants equally regardless of protected class status
- C) Only showing certain units to specific groups
- D) Using different application processes for different people

2. Which federal law prohibits discrimination in housing based on race, color, religion, national origin, sex, familial status, and disability?

- A) Americans with Disabilities Act
- B) Fair Housing Act
- C) Civil Rights Act of 1964
- D) Equal Credit Opportunity Act

3. What should a leasing professional do when screening prospective tenants?

- A) Use different criteria for different applicants
- B) Apply consistent screening criteria to all applicants
- C) Make decisions based on personal impressions only
- D) Skip background checks to speed up the process

4. What is the primary purpose of a security deposit?

- A) To serve as additional rent income
- B) To protect the landlord against unpaid rent and property damage beyond normal wear and tear
- C) To discourage applications
- D) To cover marketing costs

Answers: 1-B 2-B 3-B 4-B

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