

Illinois Real Estate Broker Exam Prep

Section: Illinois Real Estate Exams • Total Questions: 10 • Format: Verified Q&A

1. Which of the following best expresses the difference between building codes and zoning regulations?

- (A) Building codes apply to the use of real property; zoning regulations apply to improvements on real property.
 - (B) Building codes apply to improvements on real property; zoning regulations apply to the use of real property.
 - (C) Building codes are enforced by a municipality or county; zoning regulations are enforced by the state.
 - (D) Building codes are enforced by the state; zoning regulations are enforced by a municipality or county.
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2. Blockbusting, as defined in civil rights laws, involves

- (A) refusing to rent, to sell, to negotiate with, or deal with a person because of his race or national origin.
 - (B) making false statements concerning the availability of housing for inspection by minorities.
 - (C) quoting different terms or conditions for buying or renting a particular property by minorities.
 - (D) inducing a property owner to sell her property by indicating that a minority family has purchased a neighboring property.
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3. C purchases a property from B in April. In October of the same year, C is assessed \$2,000 by the condominium association for a new roof. Who is responsible for the payment of the assessment?

- (A) A
 - (B) B
 - (C) C
 - (D) split between B and C pro-rated
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4. Which of the following will NOT be considered relevant if HUD investigates a prospective home buyer's allegation of discriminatory treatment by a licensee in a brokerage office?

- (A) records of the houses shown and properties suggested to the prospective buyer
 - (B) whether or not the HUD Equal Housing Opportunity poster is displayed in the office
 - (C) whether the licensee believed they were acting in the best interests of the prospective buyer
 - (D) the reports of undercover testers who visited the office
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5. According to the Illinois Residential Real Property Disclosure Act, a buyer may terminate a contract if the

- (A) seller fails or refuses to provide the disclosure document prior to closing.
 - (B) form indicates a material defect.
 - (C) seller has never occupied the property.
 - (D) seller indicates awareness of multiple defects.
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6. The main purpose of the Illinois Real Estate License Act of 2000 is to

- (A) regulate the real estate industry for the protection of the public.
 - (B) allow a forum where brokers may settle commission disputes.
 - (C) protect agents from unfair brokers.
 - (D) make sure every licensee is compensated fairly.
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7. Which of the following is among the typical responsibilities of a residential property manager?

- (A) requesting that the tenant's employer withhold the past due rent from wages
 - (B) making decisions about structural changes that will enhance the property value
 - (C) selecting tenants to provide a diverse environment
 - (D) negotiating leases between the property owner and potential tenants
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8. In addition to federally protected classes, the Illinois Human Rights Act addresses

- (A) race, color, sexual orientation, and age.
 - (B) national origin, age, familial status, and handicaps.
 - (C) marital status, age, ancestry, and military discharge status.
 - (D) color, ancestry, sexual orientation, and HIV status.
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9. Before presenting a counteroffer from a seller to an Illinois licensee encounters another potential buyer. This second person asks the licensee to write an offer on the same property at a price lower than the first buyer's offer. The licensee should make appropriate disclosure and

- (A) tell the second potential buyer the property is sold
 - (B) write the offer as requested and present it to the seller
 - (C) refuse to write the offer for less than the seller's offer
 - (D) write the offer only after presenting the seller's counteroffer to the first buyer
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10. In city zoning ordinances, a planned unit development creates

- (A) parks and community recreation areas
 - (B) standards of minimum setbacks for property lines
 - (C) rules and regulations regarding municipal utilities and services
 - (D) neighborhoods of cluster housing and business establishments
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