

Financial Markets Real Estate Finance

Author: Mldelatte

Copyright (c) 2011-2015

Create, Share, and Discover Online Quizzes.

QuizOver.com is an intuitive and powerful online quiz creator. [learn more](#)

Join QuizOver.com



How to Analyze Stocks

By Yasser Ibrahim

1 month ago
12 Responses

© iStock: Thomson Moter



Pre Employment English

By Katharina jennifer N

5 months ago
19 Responses

© iStock: Albin



Lean Startup Quiz

By Yasser Ibrahim

2 months ago
16 Responses

© iStock: Gekwiniw Olan

Powered by QuizOver.com

The Leading Online Quiz & Exam Creator

Create, Share and Discover Quizzes & Exams

<http://www.quizover.com>

Disclaimer

All services and content of QuizOver.com are provided under QuizOver.com terms of use on an "as is" basis, without warranty of any kind, either expressed or implied, including, without limitation, warranties that the provided services and content are free of defects, merchantable, fit for a particular purpose or non-infringing.

The entire risk as to the quality and performance of the provided services and content is with you.

In no event shall QuizOver.com be liable for any damages whatsoever arising out of or in connection with the use or performance of the services.

Should any provided services and content prove defective in any respect, you (not the initial developer, author or any other contributor) assume the cost of any necessary servicing, repair or correction.

This disclaimer of warranty constitutes an essential part of these "terms of use".

No use of any services and content of QuizOver.com is authorized hereunder except under this disclaimer.

The detailed and up to date "terms of use" of QuizOver.com can be found under:

<http://www.QuizOver.com/public/termsOfUse.xhtml>

eBook Content License

Creative Commons License

Attribution-NonCommercial-NoDerivs 3.0 Unported (CC BY-NC-ND 3.0)

<http://creativecommons.org/licenses/by-nc-nd/3.0/>

You are free to:

Share: copy and redistribute the material in any medium or format

The licensor cannot revoke these freedoms as long as you follow the license terms.

Under the following terms:

Attribution: You must give appropriate credit, provide a link to the license, and indicate if changes were made. You may do so in any reasonable manner, but not in any way that suggests the licensor endorses you or your use.

NonCommercial: You may not use the material for commercial purposes.

NoDerivatives: If you remix, transform, or build upon the material, you may not distribute the modified material.

No additional restrictions: You may not apply legal terms or technological measures that legally restrict others from doing anything the license permits.

4. Chapter: Real Estate Finance

1. Real Estate Finance Questions

4.1.1. The Federal Regulation prohibiting discrimination in the lending pr...

Author: Mldelatte

The Federal Regulation prohibiting discrimination in the lending process is

Please choose only one answer:

- the Equal Credit Opportunity Act
- the Fair Housing Act
- redlining
- the Truth in Lending At

Check the answer of this question online at QuizOver.com:
Question: [mldelatte finance](#)

Flashcards:
<http://www.quizover.com/flashcards/mldelatte-finance?pdf=1505>

Interactive Question:
<http://www.quizover.com/question/mldelatte-finance?pdf=1505>

4.1.2. The Real Estate Settlement and Procedures Act (RESPA) covers buying a

Author: Mldelatte

The Real Estate Settlement and Procedures Act (RESPA) covers buying a

Please choose only one answer:

- first home
- share of a shopping center
- small restaurant
- storage warehouse

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 7](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-7?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-7?pdf=1505>

4.1.3. The Real Estate Settlement and Procedures Act (RESPA) covers buying a

Author: Mldelatte

The Real Estate Settlement and Procedures Act (RESPA) covers buying a

Please choose only one answer:

- first home
- share of a shopping center
- small restaurant
- storage warehouse

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 6](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-6?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-6?pdf=1505>

4.1.4. Under the Truth-in-Lending Act, a consumer selling a home and buyin...

Author: Mldelatte

Under the Truth-in-Lending Act, a consumer selling a home and buying another to live in has ____ days to change her mind

Please choose only one answer:

- 0
- 1
- 3
- 5

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 5](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-5?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-5?pdf=1505>

4.1.5. The statement that reflects all the charges to both the buyer and s...

Author: Mldelatte

The statement that reflects all the charges to both the buyer and seller in closing a residential real estate transaction is the

Please choose only one answer:

- disclosure of APR
- Good Faith Agreement
- HUD-1 Settlement Statement
- Truth in Lending disclosure

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 4](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-4?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-4?pdf=1505>

4.1.6. The process of inflating the sale price of a property with a fraudu...

Author: Mldelatte

The process of inflating the sale price of a property with a fraudulent second mortgage is considered

Please choose only one answer:

- customer service
- good selling skills
- Mortgage fraud
- a way to increase your commission

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 3](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-3?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-3?pdf=1505>

4.1.7. Selling your home due to a death in your immediate household most I...

Author: Mldelatte

Selling your home due to a death in your immediate household most likely is a(n) ____ factor

Please choose only one answer:

- economic
- governmental
- physical
- social

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 2](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-2?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-2?pdf=1505>

4.1.8. The U.S. Treasury is responsible for ____ policy

Author: Mldelatte

The U.S. Treasury is responsible for ____ policy

Please choose only one answer:

- economic
- fiscal
- monetary
- social

Check the answer of this question online at QuizOver.com:
Question: [mldelatte finance 1](#)

Flashcards:
<http://www.quizover.com/flashcards/mldelatte-finance-1?pdf=1505>

Interactive Question:
<http://www.quizover.com/question/mldelatte-finance-1?pdf=1505>

4.1.9. Receiving a cash incentive for referring a buyer to a lender is a v...

Author: Mldelatte

Receiving a cash incentive for referring a buyer to a lender is a violation of

Please choose only one answer:

- the Fair Housing Act
- Regulation Z
- RESPA
- the Truth-in-Lending Act

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 8](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-8?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-8?pdf=1505>

4.1.10. The amount a commercial bank must keep on deposit is known as

Author: Mldelatte

The amount a commercial bank must keep on deposit is known as

Please choose only one answer:

- equilibrium
- monetary policy
- reserve requirements
- supply and demand

Check the answer of this question online at QuizOver.com:
Question: [mldelatte finance 9](#)

Flashcards:
<http://www.quizover.com/flashcards/mldelatte-finance-9?pdf=1505>

Interactive Question:
<http://www.quizover.com/question/mldelatte-finance-9?pdf=1505>

4.1.11. The relationship between the cost of money and the total amount fin...

Author: Mldelatte

The relationship between the cost of money and the total amount financed is the

Please choose only one answer:

- APR
- cost of goods sold
- interest rate
- prime rate

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 10](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-10?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-10?pdf=1505>

4.1.12. Which is FALSE under the Equal Credit Opportunity Act?

Author: Mldelatte

Which is FALSE under the Equal Credit Opportunity Act?

Please choose only one answer:

- All income declares can count towards buying a home.
- Homebuyers may not be discriminated against due to gender.
- Homebuyers receiving public assistance may qualify for a loan.
- Lenders cannot deny a homebuyer's application when income is not ongoing and/or verifiable.

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 11](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-11?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-11?pdf=1505>

4.1.13. When housing prices fall due to the relocation of a major employer,...

Author: Mldelatte

When housing prices fall due to the relocation of a major employer, it is an example of a(n) _____ factor.

Please choose only one answer:

- economic
- governmental
- physical
- social

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 12](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-12?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-12?pdf=1505>

4.1.14. Members of the Federal Reserve Board of Governors are appointed for...

Author: Mldelatte

Members of the Federal Reserve Board of Governors are appointed for terms of

Please choose only one answer:

- 1 year
- 4 years
- 10 years
- 14 years

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 13](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-13?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-13?pdf=1505>

4.1.15. Which Act prohibits discrimination in granting credit?

Author: Mdelatte

Which Act prohibits discrimination in granting credit?

Please choose only one answer:

- ECOA
- Home Mortgage Disclosure Act
- RESPA
- There is no law prohibiting discrimination

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 14](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-14?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-14?pdf=1505>

4.1.16. In real estate finance, disintermediation means

Author: Mldelatte

In real estate finance, disintermediation means

Please choose only one answer:

- a borrower has possession of the property
- a lender has possession of property
- money flows out of savings institutions into higher return investments
- an owner has a property free of debt

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 15](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-15?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-15?pdf=1505>

4.1.17. Interest rates are a measure of the

Author: Mldelatte

Interest rates are a measure of the

Please choose only one answer:

- cost of money
- demand for money
- supply of money
- value of money

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 16](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-16?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-16?pdf=1505>

4.1.18. The secondary market for mortgage loans can best be described as the

Author: Mldelatte

The secondary market for mortgage loans can best be described as the

Please choose only one answer:

- actions of private investors
- market for trading future contracts
- operations of the FHA and the VA
- purchase and/or sale of mortgage loans after origination

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 17](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-17?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-17?pdf=1505>

4.1.19. A lender that makes a secured loan for the purchase of real estate ...

Author: Mldelatte

A lender that makes a secured loan for the purchase of real estate is know as the

Please choose only one answer:

- mortgagee
- mortgagor
- trustee
- vendor

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 18](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-18?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-18?pdf=1505>

4.1.20. The purpose of an acceleration clause in a mortgage instrument is to

Author: Mldelatte

The purpose of an acceleration clause in a mortgage instrument is to

Please choose only one answer:

- allow the interest rate to be increased
- define that, in the event of default, all future payments become due immediately
- define that one late payments is an act in default
- increase payments at periodic intervals

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 19](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-19?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-19?pdf=1505>

4.1.21. When assuming a loan, the buyer would

Author: Mldelatte

When assuming a loan, the buyer would

Please choose only one answer:

- be required to be a veteran
- make sure the lender accelerates the loan
- not be responsible to make payments on time
- pay the seller the equity in their property

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 20](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-20?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-20?pdf=1505>

4.1.22. Which is NOT a way for a buyer to avoid PMI on a conventional loan?

Author: Mldelatte

Which is NOT a way for a buyer to avoid PMI on a conventional loan?

Please choose only one answer:

- obtain a 80-10-10 loan
- obtain a "No PMI" loan
- make a 10% down payment on the house
- make a 20% or more down payment on a house

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 21](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-21?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-21?pdf=1505>

4.1.23. Which is NOT a method used by the Federal Reserve to control moneta...

Author: Mldelatte

Which is NOT a method used by the Federal Reserve to control monetary policy?

Please choose only one answer:

- open market operations
- raise or lower the prime rate
- raise or lower the discount rate
- raise or lower the reserve requirements

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 22](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-22?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-22?pdf=1505>

4.1.24. The interest rate charges by the Federal Reserve for the loans to m...

Author: Mldelatte

The interest rate charges by the Federal Reserve for the loans to member banks is called the

Please choose only one answer:

- bank rate
- base rate
- discount rate
- prime rate

Check the answer of this question online at QuizOver.com:

Question: [mldelatte finance 23](#)

Flashcards:

<http://www.quizover.com/flashcards/mldelatte-finance-23?pdf=1505>

Interactive Question:

<http://www.quizover.com/question/mldelatte-finance-23?pdf=1505>