**Business Law Renting and Owning a Home Test**

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Hour \_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**True/False**: *Indicate whether the statement is true or false.*

\_\_\_\_ 1. A landlord is obligated to make repairs necessary to keep rental property fit for habitation.

\_\_\_\_ 2. A tenancy at sufferance is the interest in a property that continues for an indefinite period of time.

\_\_\_\_ 3. A license is a permanent, irrevocable right to the use of another person’s land or property.

\_\_\_\_ 4. A deed is different than a lease because a deed actually transfers title of ownership, whereas a lease does not.

\_\_\_\_ 5. Based on the federal Civil Rights Act, it is against the law for landlords to discriminate when offering a property for rent.

**Multiple Choice:** *Identify the choice that best completes the statement or answers the question.*

\_\_\_\_ 6. If you own real property and rent it to someone, you are a

|  |  |  |  |
| --- | --- | --- | --- |
| a. | tenant. | c. | landlord. |
| b. | lessee. | d. | master. |

\_\_\_\_ 7. A tenancy that automatically continues for successive fixed periods until canceled by the landlord or the tenant is known as a

|  |  |  |  |
| --- | --- | --- | --- |
| a. | periodic tenancy. | c. | tenancy at will. |
| b. | tenancy for years. | d. | tenancy at sufferance. |

\_\_\_\_ 8. The agreement that creates the landlord-tenant relationship is called a

|  |  |  |  |
| --- | --- | --- | --- |
| a. | covenant. | c. | tenancy. |
| b. | lease. | d. | mortgage. |

\_\_\_\_ 9. A freehold estate is one in which the holder owns the land for

|  |  |  |  |
| --- | --- | --- | --- |
| a. | life or forever. | c. | 10 years. |
| b. | 100 years. | d. | 50 years. |

\_\_\_\_ 10. A landlord who deprives a tenant of electricity is guilty of

|  |  |  |  |
| --- | --- | --- | --- |
| a. | destructive eviction. | c. | tort liability. |
| b. | constructive eviction. | d. | negligence. |

\_\_\_\_ 11. A type of co-ownership in which a person's heirs inherit that person's share of a property is known as

|  |  |  |  |
| --- | --- | --- | --- |
| a. | tenancy by the entirety. | c. | joint tenancy. |
| b. | tenancy in common. | d. | adverse possession. |

\_\_\_\_ 12. A deed that transfers a seller's interest in property but does not warrant that the seller owns any interest is a

|  |  |  |  |
| --- | --- | --- | --- |
| a. | general warranty deed. | c. | quitclaim deed. |
| b. | mortgage deed. | d. | special warranty deed. |

\_\_\_\_ 13. A type of co-ownership in which each owner’s share goes to the surviving co-owner(s) upon death is called

|  |  |  |  |
| --- | --- | --- | --- |
| a. | joint tenancy. | c. | common. |
| b. | community property. | d. | tenancy by the entirety. |

\_\_\_\_ 14. Which one of the following is NOT a type of deed?

|  |  |  |  |
| --- | --- | --- | --- |
| a. | general warranty deed | c. | bargain and sale deed |
| b. | special warranty deed | d. | limitation and reform deed |

\_\_\_\_ 15. In 2005, the U.S. Supreme Court ruled that the government can take someone’s property to

|  |  |
| --- | --- |
| a. | build low-income housing. |
| b. | promote economic development. |
| c. | create a wildlife sanctuary. |
| d. | prevent new developments from being built. |

**Matching**: *Match each term with its definition.*

|  |  |  |  |
| --- | --- | --- | --- |
| a. | lessee | f. | deed |
| b. | lessor | g. | fixtures |
| c. | tenancy | h. | estate |
| d. | lien | i. | eviction |
| e. | sublease | j. | eminent domain |

\_\_\_\_ 16. The interest or right that a person has in real property

\_\_\_\_ 17. The act of depriving a person of the possession of real property, usually through court action

\_\_\_\_ 18. A legal claim against another person’s property as security for a debt or loan

\_\_\_\_ 19. A tenant under a lease of real property

\_\_\_\_ 20. Articles of personal property physically attached to real property

\_\_\_\_ 21. The interest owned by renters in the real estate they lease

\_\_\_\_ 22. The right of the government to take private land for a public purpose

\_\_\_\_ 23. The transfer of part of the term of a lease to someone else

\_\_\_\_ 24. Transfers title of ownership property

\_\_\_\_ 25. A landlord who leases real property to a tenant

**Short Answer**

26. Discuss two responsibilities each of landlords and tenants.