

Name \_\_\_\_\_

## Business Law Renting and Owning a Home Test

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.
  - b. lessee.
  - c. landlord.
  - 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.
  - b. tenancy for years.
  - c. tenancy at will.
  - d. tenancy at sufferance.
- \_\_\_\_\_ 8. The agreement that creates the landlord-tenant relationship is called a
  - a. covenant.
  - b. lease.
  - c. tenancy.
  - d. mortgage.
- \_\_\_\_\_ 9. A freehold estate is one in which the holder owns the land for
  - a. life or forever.
  - b. 100 years.
  - c. 10 years.
  - d. 50 years.
- \_\_\_\_\_ 10. A landlord who deprives a tenant of electricity is guilty of
  - a. destructive eviction.
  - b. constructive eviction.
  - c. tort liability.
  - 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.
  - b. tenancy in common.
  - c. joint tenancy.
  - 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.
  - b. mortgage deed.
  - c. quitclaim 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.
  - b. community property.
  - c. common.
  - d. tenancy by the entirety.
- \_\_\_\_\_ 14. Which one of the following is NOT a type of deed?
- a. general warranty deed
  - b. special warranty deed
  - c. bargain and sale 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.