

2025 ACU Examination 2 and Answer Key

1. According to the Real Estate Settlement Procedures Act, which of the following referring parties is NOT allowed to receive an incentive fee?
 - a. A title company, for services provided
 - b. An attorney, for services provided
 - c. **An inactive Broker, for services provided**
 - d. A mortgage loan originator, for services provided

Reference: Slide 41

2. How many continuing education credits must every Broker complete per license cycle?
 - a. 12 credits
 - b. 18 credits
 - c. 20 credits
 - d. **24 credits**

Reference: Slide 17

3. Which of the following is a Qualifying Property for purposes of affordable housing?
 - a. A single-family residence
 - b. A residential tri-plex
 - c. A mobile home park with 15 units
 - d. **An apartment building with 25 units.**

Reference: Slide 131

4. Which of the following does the CROWN Act NOT apply to?
 - a. **National Security**
 - b. Employment
 - c. Housing Practices
 - d. Public Education

Reference: Slide 139

5. When a tenant notifies landlord of a condition that does NOT materially interfere with the tenant's life, health, or safety, but otherwise renders a property uninhabitable, how long does the landlord have to commence remedial action?
 - a. 24 hours
 - b. 48 hours
 - c. **72 hours**

- d. 120 hours

Reference: Slide 70

- 6. True or False: Broker attended a four (4) hour continuing education course. After two (2) hours, the Broker was pulled away on business and was unable to finish the course. The Broker can claim partial credit, two (2) CE credits, for attending one-half of the course.
 - a. True
 - b. **False**

Reference: Slide 17

- 7. The Division of Real Estate Website offers information on all the following EXCEPT:
 - a. Updated Program Rules
 - b. Updated Contracts and Forms
 - c. **Legal Advice**
 - d. License Advisories

Reference: Slide 143

- 8. In a rental agreement, if monthly rent is \$1000.00 per month, which of the following amounts is the maximum permissible by law for the landlord to collect as the security deposit?
 - a. **\$2000.00**
 - b. \$2200.00
 - c. \$3000.00
 - d. \$3500.00

Reference: Slide 105

- 9. Which of the following is NOT an acceptable reason for a landlord or property manager to refuse to renew a lease?
 - a. Possession after a legal sale
 - b. Material violations of lease
 - c. Non-payment of rent
 - d. **The religion of the tenant**

Reference: Slide 58

- 10. Which of the following parties are subject to the National Association of Realtors® settlement terms?
 - a. A For Sale By Owner Seller

- b. An Attorney assisting Buyer with a transaction
- c. A Participant in the Multiple Listing Service**
- d. An unrepresented Buyer

Reference: Slide 110