

FAIR HOUSING PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. If someone claims their animal is trained for specific tasks to assist with a disability, what would that animal be classified as?**
 - A. Emotional support animal
 - B. Therapy dog
 - C. Service animal
 - D. Assistance animal
- 2. Do breed and weight restrictions apply to service dogs?**
 - A. Yes, they do
 - B. No, they do not
 - C. Only for specific breeds
 - D. Only in housing situations
- 3. What type of request is Jenna making when she asks to pay her rent via mail due to her mental disability?**
 - A. Modification
 - B. Accommodation
 - C. Assistance
 - D. Waiver
- 4. Which statement is true regarding emotional support animals?**
 - A. They must be trained to perform specific tasks.
 - B. They provide companionship for the disabled or elderly owner.
 - C. They are considered service animals.
 - D. They can only be dogs.
- 5. Which animal can provide emotional support and alleviate anxiety?**
 - A. Service animals
 - B. Emotional support animals
 - C. Farm animals
 - D. Wild animals

- 6. Can a tenant be asked to restore the property after making modifications for accessibility?**
- A. Yes, always
 - B. No, they are not responsible
 - C. Only with prior agreement
 - D. Only if requested by the landlord
- 7. If a landlord denies a request for a reasonable accommodation, what is the likely legal consequence?**
- A. They can face penalties
 - B. Nothing happens
 - C. They are encouraged to deny
 - D. They have the final say
- 8. Can a landlord deny a request if the individual does not provide documentation for their disability?**
- A. Yes, it is reasonable to require proof
 - B. No, documentation is not necessary for requests
 - C. Only if they have a history of violations
 - D. Only if they do not meet income qualifications
- 9. Which statement is true regarding reasonable modifications in rental properties?**
- A. They are always funded by the landlord
 - B. They should not disrupt the entire property
 - C. They relate to modifications made by other tenants
 - D. They are funded by the tenant in most cases
- 10. If an individual has an emotional support animal, how is it classified under the ADA?**
- A. As a service animal
 - B. As an assistance animal
 - C. As a family pet
 - D. Not as a service animal

Answers

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1. C
2. B
3. B
4. B
5. B
6. A
7. A
8. A
9. D
10. D

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Explanations

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1. If someone claims their animal is trained for specific tasks to assist with a disability, what would that animal be classified as?

- A. Emotional support animal
- B. Therapy dog
- C. Service animal**
- D. Assistance animal

The classification of an animal specifically trained to perform tasks that assist an individual with a disability falls under the category of a service animal. Service animals are defined by the Americans with Disabilities Act (ADA) as dogs that are individually trained to perform tasks for people with disabilities. These tasks can include guiding individuals with visual impairments, alerting those with hearing impairments, or performing specific actions for persons with mobility impairments or medical conditions. Emotional support animals, while beneficial for providing comfort and companionship, are not recognized under the ADA for tasks and duties comparable to those of service animals. Similarly, therapy dogs are trained to provide comfort in settings such as hospitals or nursing homes and do not qualify as service animals since they do not assist a specific individual with a disability beyond providing emotional support. The term assistance animal is a broader category that can include both emotional support animals and service animals but does not have the same legal protections as a service animal under the ADA. Hence, in the context of the question, where the focus is on an animal trained for specific tasks to assist with a disability, the correct classification is a service animal.

2. Do breed and weight restrictions apply to service dogs?

- A. Yes, they do
- B. No, they do not**
- C. Only for specific breeds
- D. Only in housing situations

The correct choice states that breed and weight restrictions do not apply to service dogs. Under the Americans with Disabilities Act (ADA), service dogs are defined specifically as dogs that are individually trained to perform tasks for people with disabilities. The ADA provides these animals with a certain level of protection and access, which includes exemption from rules that might otherwise limit access to the public areas of businesses or other facilities. This means that even if certain breeds are generally considered to be aggressive or if there are weight restrictions in place, these do not apply to service dogs. The purpose of a service dog is to assist a person with a disability, and the law prioritizes this function over typical breed or weight concerns. Housing providers and public entities are required to accommodate service dogs regardless of these factors, ensuring that individuals with disabilities have the necessary assistance they need in their daily lives. In practice, this means that a landlord cannot impose breed or weight restrictions on service dogs, allowing disabled individuals to be accompanied by their specially trained animals without discrimination based on characteristics unrelated to their service functions. This clarification is vital for understanding the rights of service animal handlers and the protections afforded to them under federal law.

3. What type of request is Jenna making when she asks to pay her rent via mail due to her mental disability?

- A. Modification
- B. Accommodation**
- C. Assistance
- D. Waiver

Jenna's request to pay her rent via mail due to her mental disability is classified as an accommodation. In the context of fair housing, a reasonable accommodation refers to adjustments or modifications made in policies or practices that allow individuals with disabilities to have equal access to housing and housing-related services. Since Jenna is seeking a change in the usual process of paying rent—specifically to accommodate her mental disability—this request fits well within the definition of reasonable accommodation under fair housing laws. The distinction is important because accommodations are specifically designed to provide support for individuals with disabilities, ensuring they can fully engage in housing opportunities without facing unnecessary barriers. Requests for accommodations are meant to level the playing field and should be considered seriously by landlords and housing providers.

4. Which statement is true regarding emotional support animals?

- A. They must be trained to perform specific tasks.
- B. They provide companionship for the disabled or elderly owner.**
- C. They are considered service animals.
- D. They can only be dogs.

Emotional support animals (ESAs) are recognized primarily for their role in providing comfort, companionship, and emotional support to individuals who may be dealing with emotional or psychological challenges. The correct statement highlights the primary purpose of emotional support animals, which is to alleviate symptoms of emotional or mental conditions such as anxiety, depression, or loneliness. Unlike service animals, which are specifically trained to perform tasks for individuals with disabilities, emotional support animals do not require specialized training. They are not limited to any specific species or breed, meaning that a variety of animals can serve in this capacity depending on an individual's needs. While dogs are the most common types of ESAs, other animals, such as cats or even smaller pets, can fulfill this role as well. Thus, the focus on emotional support and companionship in the correct statement accurately reflects the essence of what emotional support animals are intended to provide.

5. Which animal can provide emotional support and alleviate anxiety?

- A. Service animals
- B. Emotional support animals**
- C. Farm animals
- D. Wild animals

Emotional support animals are specifically recognized for their role in providing comfort and alleviating anxiety for individuals. Unlike service animals, which are trained to perform specific tasks for people with disabilities, emotional support animals offer therapeutic benefits simply through their presence. They help reduce feelings of sadness, loneliness, or anxiety, making them an integral part of the emotional support system for many individuals. The distinction lies in the training and the legal recognition of the animal's role: emotional support animals do not need specialized training to perform tasks but are rather meant to provide companionship and support. Laws surrounding housing and other accommodations allow these animals to accompany their owners in various situations where pets may not ordinarily be permitted. Other options, while they may include animals that provide comfort, do not inherently carry the same emotional support designation. For instance, farm animals or wild animals do not typically fulfill the role of alleviating emotional distress under the frameworks established in fair housing practices. Thus, the choice that correctly identifies the type of animal that serves the specific purpose of providing emotional support is emotional support animals.

6. Can a tenant be asked to restore the property after making modifications for accessibility?

- A. Yes, always**
- B. No, they are not responsible
- C. Only with prior agreement
- D. Only if requested by the landlord

In the context of fair housing and modifications for accessibility, tenants can indeed be asked to restore a property after making changes, but this request is not absolute. Under the Fair Housing Act, individuals with disabilities have the right to make reasonable modifications to their living spaces at their own expense to ensure accessibility. However, landlords are allowed to specify that the tenant must restore the property to its original condition if the modifications are made, but this requires an agreement that is typically outlined in the lease. This request for restoration should not be arbitrary; it is usually only applied to major modifications that cannot easily be undone or that would leave the property in a compromised state. The service of being able to modify a unit for accessibility comes with the understanding that the tenant must adhere to reasonable guidelines set forth by the landlord regarding restoration. In contrast, the assumption that tenants are "always" responsible to restore (as suggested by the chosen answer) does not take into consideration the necessary agreements that must occur prior to modification. Therefore, the correct stance is one where restoration requirements should be addressed through clear agreements and communication between tenant and landlord before any modifications transpire, rather than an outright expectation for all cases.

7. If a landlord denies a request for a reasonable accommodation, what is the likely legal consequence?

- A. They can face penalties**
- B. Nothing happens
- C. They are encouraged to deny
- D. They have the final say

When a landlord denies a request for a reasonable accommodation, they can face legal consequences because such a denial may violate the Fair Housing Act. The Act mandates that housing providers must make reasonable accommodations for individuals with disabilities to ensure they have equal access to housing. Failure to provide these accommodations—without a legitimate reason related to undue hardship—can lead to complaints filed with the Department of Housing and Urban Development (HUD) or lawsuits from affected individuals. Legal penalties can include fines, required corrective actions, or damages awarded to the aggrieved party. By acknowledging that a landlord could face penalties, it emphasizes the importance of adhering to Fair Housing laws and understanding the rights of individuals with disabilities in the housing market. The other responses do not recognize the legal implications and responsibilities of landlords regarding reasonable accommodations under federal law.

8. Can a landlord deny a request if the individual does not provide documentation for their disability?

- A. Yes, it is reasonable to require proof**
- B. No, documentation is not necessary for requests
- C. Only if they have a history of violations
- D. Only if they do not meet income qualifications

A landlord has the right to require documentation when an individual makes a request related to their disability under the Fair Housing Act. This is based on the premise that while individuals have the right to reasonable accommodations for their disabilities, landlords must also have a method to verify the legitimacy of those requests. Requiring proof ensures that accommodations are granted to individuals who truly need them, thus balancing the rights of tenants with the responsibilities of landlords. Documentation can include medical records or a statement from a qualified professional that verifies the presence of a disability and the need for a specific accommodation. By requiring this information, a landlord can make informed decisions regarding the requests and ensure that their actions comply with legal standards. The other choices do not accurately reflect the requirements and considerations under the Fair Housing Act. For instance, simply stating that documentation is not necessary neglects the need for validation of claims, while the conditions related to past violations or income qualifications are irrelevant to the core issue of disability verification.

9. Which statement is true regarding reasonable modifications in rental properties?

- A. They are always funded by the landlord
- B. They should not disrupt the entire property
- C. They relate to modifications made by other tenants
- D. They are funded by the tenant in most cases**

Reasonable modifications refer to changes made to existing premises that allow individuals with disabilities to have full enjoyment of their living spaces. In the context of rental properties, it is typically the tenant who is responsible for funding these modifications. This is in adherence to fair housing laws, which specify that landlords must allow tenants to make necessary changes, but they are not required to pay for them. The rationale for this is that the tenant has specific needs that require accommodation, which may not apply universally to all tenants. Thus, it is expected that the tenant who requires the modification funds the renovation, enabling them to enjoy equal rights in the rental property. While landlords must allow modifications and ensure that they do not cause undue financial hardship or violate safety regulations, the funding responsibility lies primarily with the tenant. This understanding is crucial for both landlords and tenants to ensure compliance with fair housing regulations while facilitating access for individuals with disabilities.

10. If an individual has an emotional support animal, how is it classified under the ADA?

- A. As a service animal
- B. As an assistance animal
- C. As a family pet
- D. Not as a service animal**

An emotional support animal is classified under the Americans with Disabilities Act (ADA) in a way that distinguishes it from service animals. The ADA specifically defines service animals as dogs that are individually trained to perform tasks for individuals with disabilities. This includes functions such as guiding those who are visually impaired, alerting those who are hearing impaired, or pulling a wheelchair. Emotional support animals, however, do not require specific training to perform tasks related to a person's disability. Instead, their primary role is to provide comfort and emotional support to individuals with mental health conditions, such as anxiety or depression. The ADA does not recognize emotional support animals as service animals due to the lack of training requirements for specific tasks. This is a crucial distinction, as it means that emotional support animals do not receive the same legal protections and access rights as service animals. Therefore, the classification of an emotional support animal under the ADA is accurate when identified as not being a service animal.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://fairhousing.examzify.com>

We wish you the very best on your exam journey. You've got this!

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