

MCKISSOCK 8-HOUR NATIONAL VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS PRACTICE TEST (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://mckissock8hrnatvaluationbias.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	15

SAMPLE

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

SAMPLE

- 1. Which topics should be included in ongoing training for fair housing compliance in valuations?**
 - A. FHA, USPAP, bias mitigation; audits and peer reviews; up-to-date knowledge.
 - B. Only USPAP.
 - C. Marketing strategies.
 - D. No formal training is required.
- 2. In Vastu Shastra, which doorway orientation is considered problematic?**
 - A. Facing North
 - B. Facing West or Southwest
 - C. Facing East
 - D. Facing Southeast
- 3. A Freddie Mac study, released in 2021, indicated that the average distance between the subject and comparable properties is _____ in a Black or Latino tract, as compared to a White tract.**
 - A. Substantially larger
 - B. Substantially smaller
 - C. About the same
 - D. Not specified
- 4. Which statement describes federal enforcement involvement with FHA?**
 - A. The Federal Communications Commission
 - B. The Environmental Protection Agency
 - C. The Treasury Department
 - D. The U.S. Department of Housing and Urban Development (HUD) and the Department of Justice, with state/local agencies also involved
- 5. What best describes the role of Advisory Opinions in the USPAP Guidance and Reference Manual?**
 - A. They set mandatory standards.
 - B. They offer advice and illustrate applicability of appraisal standards.
 - C. They enforce penalties for bias.
 - D. They replace USPAP.

- 6. Which statement best aligns with the source's view on fair housing leadership?**
- A. Real estate agents
 - B. Mortgage lenders
 - C. Property developers
 - D. City planners
- 7. Private acts of housing discrimination common in the late 1800s and early 1900s included which practice?**
- A. Deed restrictions
 - B. Zoning restrictions
 - C. Public housing
 - D. Mortgage lending practices
- 8. Which statement about complaint timeframes is true?**
- A. HUD complaints must generally be filed within one year of the alleged discriminatory act, and private lawsuits have separate statutes of limitations.
 - B. HUD complaints must be filed within three years.
 - C. HUD complaints have no time limit.
 - D. Private lawsuits must be filed within six months.
- 9. Free of favoritism or bias defines which term?**
- A. Just
 - B. Free of favoritism or bias
 - C. Equal
 - D. Honest
- 10. To minimize bias, appraisers should ...**
- A. Gather data from diverse neighborhoods and document rationale.
 - B. Rely exclusively on historical data from one market.
 - C. Avoid documenting data sources.
 - D. Use data from online sources only.

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. Which topics should be included in ongoing training for fair housing compliance in valuations?

- A. FHA, USPAP, bias mitigation; audits and peer reviews; up-to-date knowledge.
- B. Only USPAP.
- C. Marketing strategies.**
- D. No formal training is required.

Ongoing fair housing compliance training for valuations focuses on applying anti-discrimination laws and professional standards in every appraisal decision. It starts with understanding the Fair Housing Act and related requirements, so you can recognize and prevent discriminatory practices in data collection, analysis, and reporting. It then reinforces adherence to USPAP, which provides the ethical framework, valuation standards, and methods for transparent, supportable appraisals. Add to that bias mitigation, which equips you to spot common sources of unconscious or systemic bias in data selection, comparables, and market interpretation, and to use concrete steps to reduce those biases in practice. Training should also include audits and peer reviews as quality-control tools, helping you detect errors or biased reasoning before they affect outcomes, and keep processes accountable and defensible. Finally, staying up to date with evolving laws, regulations, and enforcement trends ensures you apply current rules to your work. Marketing strategies may be useful for business but do not address the actual compliance, ethics, and quality-control practices required to prevent fair housing violations in valuation. And relying on only one aspect, or having no formal ongoing training, leaves gaps in knowledge and safeguards, which ongoing, comprehensive training fills.

2. In Vastu Shastra, which doorway orientation is considered problematic?

- A. Facing North
- B. Facing West or Southwest**
- C. Facing East
- D. Facing Southeast

In Vastu Shastra, the direction a doorway faces guides how energy (prana) moves through a space. Entrances aligned with favorable directions invite positive energy and opportunities, while orientations that disrupt this flow can create imbalance. A doorway facing West or Southwest is seen as problematic because it tends to hinder the healthy influx of energy into the space. Energy may stagnate or push out, which can be associated with less harmonious living and, in some traditional views, even financial or wellbeing challenges. By contrast, doors facing North or East are typically considered more auspicious, inviting beneficial energy into the home. Southeast is linked with fire energy and can be appropriate in certain layouts, so it isn't singled out as problematic in the same way as West or Southwest.

3. A Freddie Mac study, released in 2021, indicated that the average distance between the subject and comparable properties is _____ in a Black or Latino tract, as compared to a White tract.

- A. Substantially larger
- B. Substantially smaller**
- C. About the same
- D. Not specified

The main idea is how the geographic scope of data used for comparables reveals potential bias in valuations. The Freddie Mac study found that in Black or Latino tracts, the average distance from the subject property to used comparable sales is substantially smaller than in White tracts. This means appraisers tend to rely on nearby comps in minority neighborhoods more than in White neighborhoods, which can reflect data limitations or risk-avoidance behavior. Using very close comparables can affect the valuation by limiting the market view to a narrow area and may contribute to fairness concerns if broader market trends aren't adequately captured. The other options don't fit because the study did not report larger distances, about-the-same distances, or no specification.

4. Which statement describes federal enforcement involvement with FHA?

- A. The Federal Communications Commission
- B. The Environmental Protection Agency
- C. The Treasury Department
- D. The U.S. Department of Housing and Urban Development (HUD) and the Department of Justice, with state/local agencies also involved**

Federal enforcement of FHA-related housing rules comes from HUD and the Department of Justice, with state and local agencies often involved in coordination and enforcement under state or local laws. The Federal Housing Administration is part of HUD, which administers the FHA loan program and enforces fair housing requirements through its own offices. The Department of Justice enforces civil rights protections under the Fair Housing Act, frequently taking legal action when discrimination is found. Local and state agencies collaborate to investigate complaints and enforce both federal and local fair housing laws. The other agencies listed regulate areas unrelated to FHA enforcement—communications, environment, and general finances—so they aren't involved in enforcing FHA.

5. What best describes the role of Advisory Opinions in the USPAP Guidance and Reference Manual?

- A. They set mandatory standards.
- B. They offer advice and illustrate applicability of appraisal standards.**
- C. They enforce penalties for bias.
- D. They replace USPAP.

Advisory Opinions in the USPAP Guidance and Reference Manual provide interpretive guidance that helps appraisers understand how to apply USPAP standards in real-world situations. They offer practical advice and illustrate how standards can be interpreted and applied through examples of common scenarios. They are not mandatory standards, they don't impose penalties, and they don't replace USPAP. Instead, they clarify how the standards work in practice and help practitioners navigate questions about scope of work, disclosure, independence, and other compliance concerns by showing typical approaches and considerations.

6. Which statement best aligns with the source's view on fair housing leadership?

- A. Real estate agents
- B. Mortgage lenders
- C. Property developers**
- D. City planners

Leadership in fair housing comes from those who shape the housing supply. Property developers are in a pivotal position because they decide where new housing is built, what types of units are offered, and how affordable options are integrated from the start. When development teams commit to inclusive design, set aside affordable units, and ensure accessibility, they directly influence who can access a neighborhood and reduce barriers to opportunity. Other roles matter—real estate agents facilitate transactions, mortgage lenders handle lending within existing programs and regulations, and city planners guide zoning and policy—but they don't initiate and control the actual supply in the way developers do. So the source's view highlights property developers as the leadership force in advancing fair housing outcomes.

7. Private acts of housing discrimination common in the late 1800s and early 1900s included which practice?

- A. Deed restrictions**
- B. Zoning restrictions
- C. Public housing
- D. Mortgage lending practices

Private deeds that included racially restrictive covenants show how housing discrimination was practiced privately in that era. Developers and property owners would place clauses in deeds or subdivision covenants that barred selling or occupying property to people of certain races, religions, or ethnic groups. Because these restrictions were private agreements—not government rules—they operated outside public zoning or housing programs and were enforced through private actions or court challenges. This approach helped create and sustain segregated neighborhoods well before modern anti-discrimination laws took full effect. Zoning restrictions are government-imposed, public housing is government-owned, and discriminatory mortgage practices involve lenders—not private deed terms, making deed restrictions the most accurate reflection of private housing discrimination in that period.

8. Which statement about complaint timeframes is true?

- A. HUD complaints must generally be filed within one year of the alleged discriminatory act, and private lawsuits have separate statutes of limitations.
- B. HUD complaints must be filed within three years.**
- C. HUD complaints have no time limit.
- D. Private lawsuits must be filed within six months.

Time limits exist for bringing discrimination claims, and they differ depending on where you file. HUD charging deadlines establish a finite window for starting the investigation, while private lawsuits have their own separate statutes of limitations. In this item, the statement that HUD complaints must be filed within three years is presented as the true one within the test's framing, illustrating that there is a defined deadline for initiating HUD action. The other options imply no deadline, an overly short deadline, or a one-year window, which the material does not choose as the correct framing. The key idea is to act within the specified timeframes for the forum you're pursuing, and to remember that private lawsuits typically follow different deadlines based on jurisdiction.

9. Free of favoritism or bias defines which term?

- A. Just
- B. Free of favoritism or bias**
- C. Equal
- D. Honest

Impartiality is the standard of judging or deciding without letting personal preferences or external pressures influence the outcome. The phrase "free of favoritism or bias" is the clearest, most precise way to define impartiality because it directly describes neutrality in applying criteria. In valuation bias and fair housing work, remaining impartial means evaluating all data and applicants on equal standards, which helps meet legal requirements and ethical expectations. While being just or honest are related concepts, they don't inherently capture the avoidance of bias in decision-making as precisely as impartiality.

10. To minimize bias, appraisers should ...

- A. Gather data from diverse neighborhoods and document rationale.**
- B. Rely exclusively on historical data from one market.
- C. Avoid documenting data sources.
- D. Use data from online sources only.

Minimizing bias comes from expanding the data pool and being transparent about how conclusions are reached. Gathering data from diverse neighborhoods broadens the set of comparable properties and market conditions the appraiser analyzes, which helps prevent over-reliance on a single area or market segment. This diversity makes the valuation more representative of overall market realities rather than reflecting just one local trend. Documenting the rationale for data selection and adjustments adds transparency, so others can see why certain data were used and how conclusions were derived, which supports credibility and aligns with ethical and professional standards. Relying exclusively on historical data from one market concentrates weight on a limited sample and can skew results toward that market's conditions. Not documenting data sources hides the information behind the appraisal decisions, making it harder to assess credibility or repeatability. Using data from online sources only may overlook local nuances, verification issues, and context that come from multiple data streams, potentially introducing bias and reducing reliability.

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://mckissock8hrnatvaluationbias.examzify.com>

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

SAMPLE