

2025 ACU Examination 1

1. Broker recently attended a Commission meeting virtually. The Commission meeting lasted 4 hours and Broker attended the entire meeting. How many continuing education credits is Broker eligible for?
 - a. 0, Broker cannot receive credit for virtually attending Commission meetings
 - b. 1, Broker can only receive 1 credit for virtual attendance
 - c. 2, Broker can only receive 2 credits for virtual attendance
 - d. 4, Broker can receive full credit for the duration of the meeting

2. True or False: All Brokers must comply with the National Association of Realtors® settlement.
 - a. True
 - b. False

3. Which of the following is a no-fault reason for eviction?
 - a. Substantial repairs or renovations
 - b. Squatters
 - c. Substantial violation of lease
 - d. Non-payment of rent

4. When towing a vehicle from private property, the landlord, owner, or property manager may NOT:
 - a. Pre-approve towing
 - b. Post signage in a language other than English
 - c. Post signage five (5) feet above the ground
 - d. Tow vehicle after posting a 24-hour notice on the windshield of the vehicle

5. What is the maximum number of continuing education credits that a Broker can earn per calendar day?
 - a. 4
 - b. 8
 - c. 12
 - d. 24

6. When a tenant notifies landlord of a condition that DOES materially interfere with the tenant's life, health, or safety, how long does the landlord have to commence remedial action?
 - a. 24 hours
 - b. 48 hours

- c. 72 hours
 - d. 120 hours
7. Which of the following is true about Commission Position Statements?
- a. They are binding law for Brokers
 - b. They are approved by the Commission without public input
 - c. They offer guidance and interpretation of law
 - d. They can be updated only once a year
8. For how long must Brokers retain transaction files?
- a. 2 years from closing/2 years from the expiration date of the listing contract that did not consummate
 - b. 4 years from closing/2 years from the expiration date of the listing contract that did not consummate
 - c. 2 years from closing/4 years from the expiration date of the listing contract that did not consummate
 - d. 4 years from closing/4 years from the expiration date of the listing contract that did not consummate
9. According to the Real Estate Settlement Procedures Act, which of the following referring parties is allowed to receive a referral fee?
- a. A family member
 - b. An expired Broker license
 - c. An inactive Broker license
 - d. An active Broker license
10. For purposes of affordable housing, which of the following is a Qualifying Property?
- a. Single Family Residence
 - b. Vacant Land
 - c. Commercial Property
 - d. Multifamily Residential Property