



Fair Housing Act

Course Description

This course focuses on the Fair Housing Act (FHA), which prohibits and punishes discrimination and unfair housing practices in many contexts. The course covers the background of the FHA and its effects on rental and sales transactions. It also looks at the impact of the FHA with respect to certain protected classes, such as women and minorities.

Course Learning Outcomes

At the completion of this course, students will be able to:

- Describe the history of housing discrimination that led to the passage of the Fair Housing Act;
- Identify the 'protected classes' in the Fair Housing Act and Civil Rights Acts and describe the significance of these identifications;
- Determine what actions would constitute breaches of the FHA;
- Describe the enforcement mechanisms of the Fair Housing Act;
- Analyze and discuss the effects of the Fair Housing Act on rentals and sales of real estate.

Final Exam

Grades and credit recommendations are based solely on a final exam. When students are ready to take the final exam, they should register for a LawShelf account (or simply log in, for those with existing accounts). Go to the video-course page and click "Take the Final Exam" and pay the exam fee, where applicable. Students will be given instructions on how to take the exam. All exams are proctored by the Voice Proctor® proctoring system. An overview of the system is [provided here](#) and it requires no training or learning curve. Grades of 70% or above are considered passing grades and qualify for recommended transfer credit.

The final exam is based on the video course modules. Additional resources detailed in this syllabus are helpful for background and for building greater understanding of the course materials. Inquiries can be made through the LawShelf Contact form on our website by clicking the "email us" button that appears at the bottom of most LawShelf pages. Transcripts can be ordered via Parchment, as detailed on our website.

Case Studies

Many LawShelf video courses include case studies. These do not necessarily teach new material but are meant to demonstrate how the materials covered in the course are applied by various courts. Concepts covered in the case studies are covered on the final exam, so make sure to watch the case studies before taking the exam. However, it is unnecessary to memorize the facts and details of the cases covered in these case studies.

Self-Quizzes

Video-course modules and case studies feature self-quizzes that consist of practice questions on the materials covered in the videos. These questions are presented for the benefit of the student and are **important to review before taking the final exam** because they are similar in style and substance to the questions on the final exam. These quizzes are not graded or monitored and there is no record of how students answer these questions. Students may answer these questions as many times as they like and are encouraged to keep re-taking the quizzes until they have mastered all the questions.

Study Guide

Introductory Videos

These videos provide background to help students better understand the main parts of the course, which are the video-course modules below.

Common Real Estate Contract Provisions – Part 1

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-1/>

Common Real Estate Contract Provisions – Part 2

<https://lawshelf.com/shortvideoscontentview/common-real-estate-contract-provisions-part-2/>

Restraints on the Transfer of Real Property

<https://lawshelf.com/shortvideoscontentview/restraints-on-the-transfer-of-real-property/>

Courseware Readings

These courseware readings provide background to help students better understand the main parts of the course, which are the video-course modules below.

Read the following sections of “Foundations of Law” courseware:

<https://lawshelf.com/coursewareview>

The following chapters under **Real Property**:

Landlord-Tenant Law

The Leaseholds

Duties of the Landlord

Duties of the Tenant

Acquisition of Real Property

Contracts for the Sale of Real Property

The Closing and Real Property Deeds

Video Course Modules

These videos constitute the main part of the course and are they sources of the questions on the final exam.

Fair Housing Act Course Overview

<https://lawshelf.com/videocoursescontentview/fair-housing-act>

Overview of The Fair Housing Act - Module 1 of 5

<https://lawshelf.com/videocoursesmoduleview/overview-of-the-fair-housing-act-module-1-of-5>

Effect of the Fair Housing Act on Rentals - Module 2 of 5

<https://lawshelf.com/videocoursesmoduleview/effect-of-the-fair-housing-act-on-rentals-module-2-of-5>

Fair Housing Act and the Sale of Real Estate - Module 3 of 5

<https://lawshelf.com/videocoursesmoduleview/fair-housing-act-and-the-sale-of-real-estate-module-3-of-5>

Fair Housing Act Application to Race and Gender - Module 4 of 5

<https://lawshelf.com/videocoursesmoduleview/fair-housing-act-application-to-race-and-gender-module-4-of-5>

Religion, Disability, Familial Status, and Sexual Orientation - Module 5 of 5

<https://lawshelf.com/videocoursesmoduleview/religion-disability-familial-status-and-sexual-orientation-module-5-of-5>

Supplemental Suggested Readings

These materials enable students to achieve a deeper understanding of the course materials and in applying the course to real-life situations.

Housing Discrimination Under The Fair Housing Act, **U.S. Department of Housing and Urban Development**

https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview

The Fair Housing Act, **U.S. Department of Justice**

<https://www.justice.gov/crt/fair-housing-act-1>

Sustaining the Fair Housing Act, **Cityscape**

<https://www.huduser.gov/portal/Periodicals/CITYSCPE/VOL4NUM3/yinger.pdf>

Fair Housing and the Causation Standard After Comcast, **Villanova Law Review**

<https://digitalcommons.law.villanova.edu/cgi/viewcontent.cgi?article=3482&context=vlr>