

Name _____

Real Estate Transactions Unveiled: Contracts and Disclosures

Open-Ended Response Answer Key

1. Fair housing laws are essential in real estate transactions because they prohibit discrimination based on factors like race, color, religion, sex, or national origin. These laws promote fairness and equality by ensuring that everyone has an equal opportunity to buy or rent a home without facing discrimination.
2. Buyer due diligence involves thorough research and inspections to make an informed decision when purchasing a property. Steps can include a home inspection to assess the property's condition, an appraisal to determine its market value, a title search to confirm ownership, securing financing, and reviewing disclosures to understand any known issues.
3. Public property records play a crucial role in real estate transactions by maintaining ownership and transaction history. These records provide transparency by documenting property ownership, transactions, and any liens or claims against the property. They help prevent fraudulent activities by ensuring accurate property records.
4. Legal protections for both buyers and sellers in real estate transactions include contract enforcement, dispute resolution mechanisms, fair housing laws, and consumer protection laws like TILA and RESPA. These protections ensure that transactions are fair, transparent, and adhere to contractual agreements, ultimately safeguarding the interests of all parties involved.

