

RECENT CHANGES TO REAL ESTATE LAW

1. The Homeowner's Bill of Rights applies to all residential property.
True or False?
2. A financial institution that foreclosed on 100 or fewer owner-occupied properties, in Nevada, in its preceding annual reporting period, is exempt from the Homeowner's Bill of Rights.
True or False?
3. Which of the following is *not* a specific basis for personal knowledge in the affidavit attached to a notice of breach and election to sell?
 - a. First-hand knowledge
 - b. Personal knowledge acquired by reviewing business records of the beneficiary
 - c. Knowledge acquired by interviewing the borrower
 - d. None of the above
4. What was deleted from among the items required for inclusion in the affidavit attached to a notice of breach?
 - a. A statement that the trustee has authority to exercise the power of sale
 - b. The name of each assignee of a recorded assignment of the deed of trust
 - c. The name and address of the beneficiary
 - d. The name and address of the current trustee
5. At least 30 days before recording a notice of breach and election to sell, the borrower must be provided with a notice that includes:
 - a. A summary of borrower's account
 - b. A statement of foreclosure prevention alternatives
 - c. A statement that borrower may request certain information, including copies of loan documents
 - d. All of the above

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1 HOUR CLE CREDIT

CLE Quiz continued from page 21

6. A beneficiary is entitled to enforce a note if it is:
 - a. The holder of the note
 - b. A nonholder in possession of the note with the rights of a holder
 - c. A person, not in possession, who is entitled to enforce the note pursuant to a court order, issued under NRS § 104.3309
 - d. All of the above

7. The affidavit attached to a notice of breach and election to sell must include a statement that the borrower has been sent a written statement including certain information regarding the loan.
True or False?

8. New rules regarding abandoned residential property may expedite a trustee's sale by 30 days.
True or False?

9. A victim of domestic violence may terminate a rental agreement, under certain circumstances, upon the earlier of either the end of the current lease term, or 30 days after providing the landlord with notice.
True or False?

10. A notice to terminate a lease, based on domestic violence, must be given to a landlord within how many days after the occurrence of the domestic violence?
 - a. 30
 - b. 60
 - c. 90
 - d. 120

11. Which of the following may not provide the affidavit required for inclusion with a notice of termination of a lease for domestic violence?
 - a. Judge
 - b. Physician
 - c. Social Worker
 - d. Marriage and family therapist

12. The written notice by a victim of domestic violence to terminate a lease must be accompanied by:
 - a. The domestic violence order for protection
 - b. A written report from law enforcement, indicating that the tenant notified the law enforcement agency of the domestic violence
 - c. A written affidavit signed by a certain health professional or clergy member
 - d. All of the above

13. A tenant who terminates a rental agreement due to domestic violence is responsible for rent through the end of the current lease term.
True or False?

14. An abuse victim may require a landlord to re-key or replace a lock on a residence.
True or False?

15. The landlord must pay the cost of re-keying or replacing a lock on the residence of an abuse victim.
True or False?

CERTIFICATION: This self-study activity has been approved for one hour of continuing legal education credit by the Nevada Board of Continuing Legal Education.

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TEST 27 RECENT CHANGES TO REAL ESTATE LAW

1) Read the article on pages 18-20. **2)** Answer the quiz questions above. Each question has only one correct answer.

3) Mail completed form and a \$45 processing fee to: STATE BAR OF NEVADA
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