

Real Estate Maryland-Real-Estate-Salesperson Three formats

How to Become a Real Estate Agent in Maryland



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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q115-Q120):

NEW QUESTION # 115

What is one drawback of sub-agency from a listing broker's standpoint?

- A. The listing broker will have to pay two agents' commissions.
- **B. The listing broker and listing agent can be liable for the sub-agent's actions.**
- C. Both parties must agree to dual agency.
- D. There aren't any drawbacks.

Answer: B

Explanation:

Under sub-agency, a cooperating broker or licensee assists the listing broker in selling the property and represents the seller as a sub-agent of the listing broker.

A key drawback is that the listing broker is legally responsible for the sub-agent's actions because the sub-agent owes fiduciary duties to the same principal (the seller).

Any misrepresentation, negligence, or violation by the sub-agent can expose the listing broker to disciplinary action or civil liability. This is why many Maryland brokers now prefer buyer agency over sub-agency.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Agency Relationships and Sub-Agency section.
- Business Occupations and Professions Article 17-534.

NEW QUESTION # 116

Janice's life tenant, Jacob, is currently living on her property. Once Jacob dies, Janice has arranged for the property to be given to the School for the Gifted. What interest does the School for the Gifted currently have?

- A. Possession
- B. Ownership
- C. Reversionary
- **D. Remainder**

Answer: D

Explanation:

When a life estate is measured by the life of a life tenant (Jacob) and the grantor (Janice) specifies that, upon the life tenant's death, the property passes to a third party, that third party holds a remainder interest (a present, non-possessory future interest). If the property were set to return to the grantor instead, the grantor would hold a reversionary interest.

References: Maryland 60-Hour Course - Interests in Real Estate module (freehold estates, life estates, remainder vs. reversion; present vs. future interests).

NEW QUESTION # 117

What items go into the seller's credit column and the buyer's debit column when calculating prorations?

- A. Home inspection fees
- **B. Prepaid property taxes**
- C. Unpaid property taxes
- D. The buyer's loan amount

Answer: B

Explanation:

In settlement prorations, prepaid items (e.g., prepaid property taxes or HOA dues) are credited to the seller and debited to the buyer, because the seller has paid for a period that extends beyond the closing date, and the buyer reimburses the seller for the buyer's post-closing share. Conversely, accrued but unpaid items (e.g., the current year's unpaid property taxes) are debited to the seller and credited to the buyer.

The Maryland course teaches these conventions in the Closing and Math sections.

References:

Maryland 60-Hour Principles & Practices Course - Closing the Real Estate Transaction (settlement statements, prorations) and Math for Real Estate modules.

NEW QUESTION # 118

Which statement best represents how dual agency is impacted by teams in Maryland?

- A. Dual agency isn't allowed within real estate teams.
- **B. The broker may designate ICAs from within a team, with the broker or office manager serving as the dual agent.**
- C. The broker may serve as an ICA along with a team member.
- D. The dual agent may be part of the same team as the ICAs.

Answer: B

Explanation:

Under Maryland Real Estate Brokers Act 17-530 and COMAR 09.11.02.08, dual agency is permitted only when informed, written consent is obtained from both buyer and seller. When licensees operate as part of a team, the broker (or office manager acting as the broker's designee) may appoint intra-company agents (ICAs) from within that team to represent each party.

The broker or manager then acts as the dual agent, overseeing both sides without providing direct representation to either. This structure preserves confidentiality and compliance with Maryland's agency disclosure requirements.

Reference: Maryland 60-Hour Principles and Practices Course - "Maryland Agency Law" Module; Maryland Business Occupations and Professions 17-530; COMAR 09.11.02.08.

NEW QUESTION # 119

Which of the following is an instrument that's used to convey property ownership?

- **A. Deed**
- B. Title
- C. Mortgage
- D. Lien

Answer: A

Explanation:

In the "Transfer of Title" module, a deed is defined as the written instrument used to convey legal title (ownership) to real property from grantor to grantee. Proper execution and delivery of a deed transfer ownership.

* A lien is an encumbrance—a charge against property to secure a debt—not a conveyance.

* A mortgage (or deed of trust) is a security instrument that creates a lien; it does not, by itself, convey fee ownership to the lender.

* Title is the legal concept of ownership and the bundle of rights; it is not the instrument that transfers ownership.

References (Course Outline/Study Topics):

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Transfer of Title" (Deeds: purpose, elements, execution and delivery; distinction among title, deed, liens, and mortgages).

NEW QUESTION # 120

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