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## Massachusetts-Real-Estate-Salesperson Test Preps - Massachusetts-Real-Estate-Salesperson Learn Torrent & Massachusetts-Real-Estate-Salesperson Quiz Torrent

Earning the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam credential is undoubtedly a big achievement. No matter how hard the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) test of this certification is, it serves the important purpose to validate skills in the Real Estate industry. Once you crack the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam, a whole new career scope opens up for you. Candidates for the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam dumps usually don't have enough time to study for the test. To prepare successfully in a short time, you need a trusted platform of real and updated Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam dumps.

## Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q104-Q109):

### NEW QUESTION # 104

What type of relationship does NOT require confidentiality?

- A. Seller agency
- B. Dual agency
- C. Facilitator
- D. Buyer agency

**Answer: C**

Explanation:

In Massachusetts, real estate licensees may act as agents (seller's agent, buyer's agent, or dual agent) or as a facilitator (non-agent). Agency relationships impose fiduciary duties, including confidentiality, loyalty, and full disclosure.

A facilitator, however, does not represent either party as an agent. Instead, the facilitator assists both parties with paperwork and transaction logistics but owes no fiduciary duty of confidentiality or loyalty. The facilitator must treat all parties honestly and fairly but cannot favor one side over the other.

Therefore, confidentiality applies in seller, buyer, and dual agency, but not in facilitator relationships.

Reference: 254 CMR 3.00; Massachusetts Consumer Guide to Real Estate Agency Relationships.

### NEW QUESTION # 105

Which of the following best completes the following metes and bounds description? "Beginning at the intersection of Bunker Hill Road and Munson Avenue, thence 150 feet south; thence 85 feet west; thence 150 feet north; thence"

- A. 150 feet west to the Point of Beginning.
- B. 85 feet west to the Point of Beginning.
- C. 150 feet south to the Point of Beginning.
- D. 85 feet east to the Point of Beginning.

**Answer: D**

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

A metes and bounds description closes by returning to the Point of Beginning (POB) using the necessary final course to complete the perimeter. Here, the sequence runs: 150 feet south, 85 feet west, and 150 feet north.

After going south 150' and later north 150', you are back aligned with the original east-west line at the POB but 85 feet west of it.

To close, you must travel 85 feet east back to the POB. Therefore, the only correct final call is "85 feet east to the Point of Beginning." This reflects the standard principle that metes and bounds must form a closed polygon, ending exactly where they started. Massachusetts exam content treats metes and bounds as a valid legal description method emphasizing a closed traverse that returns to the POB and uses calls of direction and distance to define boundaries precisely.

References: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership & Legal Descriptions; Modern Real Estate Practice (legal descriptions: metes and bounds).

### NEW QUESTION # 106

A broker may withdraw money from the broker's escrow account

- A. When the transaction has been consummated.
- B. To cover the broker's commission.
- C. When ordered by the seller's attorney.
- D. To pay for advertising expenses related to the sale.

**Answer: A**

Explanation:

Escrow accounts are regulated under 254 CMR 3.10 and Massachusetts licensing law. All deposits, such as earnest money, must be kept in a separate escrow account maintained by the broker. These funds remain the property of the client until the transaction is consummated (closed) or otherwise terminated by mutual agreement or legal judgment.

A broker may only withdraw money when the transaction has been completed or when the parties have agreed in writing how the funds should be disbursed. Brokers cannot use escrow funds to pay commissions, marketing expenses, or other business costs until the closing. Misuse or commingling of escrow funds is a serious violation and can result in license suspension or revocation. Reference: 254 CMR 3.10 - Handling of Client Funds; M.G.L. c. 112, 87AAA-87DDD.

### NEW QUESTION # 107

A subordination agreement is used to

- A. assign rents to the lender in case of borrower default.
- B. initiate foreclosure proceedings.
- C. change the priority of mortgages.
- D. pledge property for a loan without giving up possession.

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

Lien priority generally follows the rule of "first in time, first in right," meaning liens are paid in the order they are recorded. A subordination agreement is a legal document where a lienholder agrees to give up its normal priority position in favor of another lienholder. This often occurs when refinancing: a first mortgage lender will only agree to refinance if its lien remains in first position, so the holder of a second mortgage (or other lien) must sign a subordination agreement to remain subordinate.

This agreement does not initiate foreclosure (B), does not pledge property for collateral (C-that's the function of the mortgage itself), and does not assign rents (D-that would be an "assignment of rents" clause).

Massachusetts exam content emphasizes lien priority and the use of subordination agreements as key in refinancing scenarios. Thus, the correct answer is A.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Financing Instruments; M.G.L. c. 183 (Mortgages).

### NEW QUESTION # 108

An owner has a freestanding cabinet that was custom-built to fit an alcove of the living room. When the owner sells the home, the cabinet will be best described as

- A. real property.
- B. a fixture.
- C. personal property.
- D. an appurtenance.

**Answer: B**

Explanation:

A fixture is personal property that has been permanently attached or adapted to real estate so that it becomes part of the real property. Courts apply the MARIA test (Method of attachment, Adaptation, Relationship, Intention, Agreement) to determine fixture status.

In this case, the cabinet was custom-built to fit an alcove, making it uniquely adapted to the property. Even though it is freestanding, its adaptation to the structure makes it a fixture.

Real property (A): the land and everything permanently attached, which includes fixtures, but the more precise term here is "fixture."

Personal property (B): movable and not adapted to the home.

Appurtenance (D): rights and benefits that run with the land (e.g., easements).

Thus, the best description is C: fixture.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership; Fixtures vs. Personal Property.

### NEW QUESTION # 109

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