

# **Real Estate Licensing Virginia-Real-Estate-Salesperson Dump Torrent & Reliable Virginia-Real-Estate- Salesperson Exam Vce**

## **The Essential Virginia Real Estate Salesperson and Broker Licensing Exam Study Guide and Sample Tests with Explanations for the State Portion by TM Hog®**



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### Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q69-Q74):

#### NEW QUESTION # 69

The VRLTA applies to:

- A. anyone who owns more than five rental properties
- B. anyone who owns one property
- C. anyone who owns a commercial property
- **D. anyone who owns more than two rental properties**

**Answer: D**

Explanation:

The Virginia Residential Landlord and Tenant Act (VRLTA) applies to:

All landlords who own more than two rental units or more than 10% interest in more than two rental units.

Landlords with two or fewer units may be exempt unless they choose to opt in.

This ensures tenant protections apply broadly, while small-scale landlords with only one or two rentals may be treated differently.

Reference (Virginia Real Estate):

Virginia Code § 55.1-1201 (Application of VRLTA)

Virginia Real Estate Principles - Landlord-tenant law section

A490-02REGS.pdf - VRLTA curriculum

#### NEW QUESTION # 70

What is the purpose of the Do Not Call Registry?

- A. It bans bait-and-switch ads.
- **B. It regulates telemarketing activities from commercial organizations.**
- C. It governs the use of commercial email advertising.
- D. It has three main truth-in-advertising provisions.

**Answer: B**

Explanation:

The National Do Not Call Registry, enforced by the Federal Trade Commission (FTC), regulates telemarketing practices:

Prohibits commercial telemarketers from calling registered phone numbers.

Exceptions: political calls, charitable organizations, debt collectors, and businesses with an established relationship.

Real estate agents must comply and check the registry before making solicitation calls, unless the call falls under an exemption.

Other options confuse it with advertising regulations (truth-in-advertising, CAN-SPAM Act, etc.), which are separate.

Reference (Virginia Real Estate):

Telephone Consumer Protection Act (TCPA)

FTC Do Not Call Registry Rules

Virginia Real Estate Board continuing education on Advertising & Ethics

### NEW QUESTION # 71

What is a deed containing the strongest and broadest form of guarantee of title?

- A. quitclaim deed
- B. special warranty deed
- **C. general warranty deed**
- D. bargain and sale deed

**Answer: C**

Explanation:

A general warranty deed provides the strongest and broadest protection to the grantee (buyer). It guarantees that the grantor holds clear title to the property, free of encumbrances, and covers all claims against the property both before and during the grantor's ownership.

Quitclaim deed (A): Conveys only whatever interest the grantor has (if any) with no warranties.

Special warranty deed (B): Protects only against claims during the grantor's ownership.

Bargain and sale deed (D): Implies ownership but provides no warranties against liens or encumbrances.

Therefore, the general warranty deed is the strongest guarantee of title and most commonly used in Virginia residential real estate sales.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-300 et seq. (Deeds)

Virginia Real Estate Board education requirements - Deeds and Transfer of Title A490-02REGS.pdf (Deeds & Title Transfer curriculum)

### NEW QUESTION # 72

In which of these cases should an agent disclose information about someone's HIV/AIDS status?

- A. only if the seller or tenant's status has caused the property to be stigmatized
- **B. Agents should never disclose or inquire about someone's HIV/AIDS status.**
- C. only if the seller has previously made their HIV or AIDS status public
- D. only when a buyer client insists on knowing this information

**Answer: B**

Explanation:

U. S. Fair Housing Act, 42 U.S.C. §3601 et seq.

Virginia Real Estate Board CE Curriculum - Fair Housing

Explanation:

Under Virginia Fair Housing Law (and federal law under the Fair Housing Amendments Act of 1988), individuals with HIV/AIDS are protected as having a disability.

Licensees must not inquire about or disclose a client's HIV/AIDS status.

Doing so would constitute discrimination and a violation of fair housing law.

Even if a buyer requests this information, agents must not disclose it.

Other options are illegal and unethical.

Reference:

Virginia Code Title 36, Chapter 5.1 - Fair Housing Law

### NEW QUESTION # 73

The EGI of a building is \$300,000. The operating costs are \$30,000.

What is the NOI of the building?

- A. \$215,000
- B. \$264,000
- C. \$332,000
- **D. \$270,000**

**Answer: D**

Explanation:

□

Other options are miscalculations.  
Reference (Virginia Real Estate):  
Appraisal & Finance curriculum  
USPAP standards - income approach  
A490-02REGS.pdf - Real Estate Math section

## NEW QUESTION # 74

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