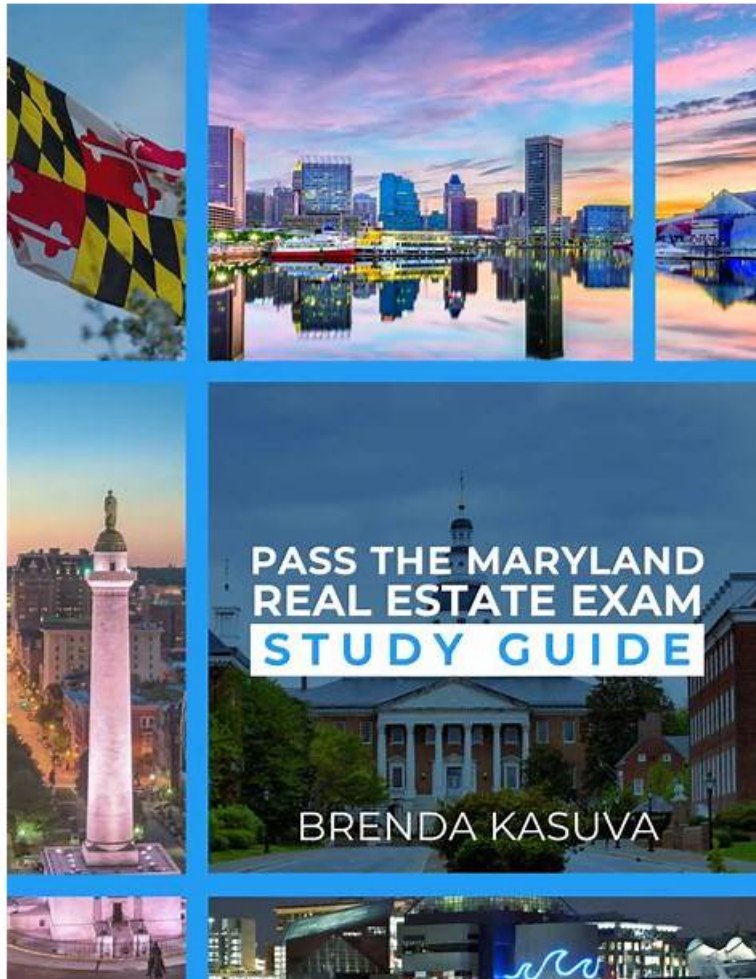


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### Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q129-Q134):

#### NEW QUESTION # 129

What happens when a married couple who owns a property as tenants by the entirety divorce?

- **A. Their ownership changes to tenants in common.**
- B. They become joint tenants with right of survivorship.
- C. The one who records title first gets the property.
- D. Their ownership rights terminate.

**Answer: A**

Explanation:

Tenancy by the entirety is a special form of ownership available only to married couples in Maryland. It provides each spouse with an equal, undivided interest and includes the right of survivorship-if one spouse dies, the surviving spouse automatically owns the entire property.

However, when the couple divorces, the marriage relationship-essential for this ownership form-no longer exists. The law automatically converts the ownership to tenancy in common, unless otherwise specified in the divorce decree or a subsequent agreement.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Forms of Real Estate Ownership" Section Maryland Real Property Article, 2-117 - Estates by Entirety; Effect of Divorce.

#### NEW QUESTION # 130

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

- **A. The broker may designate ICAs from within a team, with the broker or office manager serving as the dual agent.**
- B. Dual agency isn't allowed within real estate teams.
- 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: A**

#### NEW QUESTION # 131

Which comments field in an MLS listing may contain gate, lockbox, and security code information with the seller's written permission?

- A. General
- **B. Private**
- C. Public
- D. Seller

**Answer: B**

Explanation:

The brokerage operations/MLS compliance section explains that sensitive showing instructions-such as gate codes, lockbox combinations, alarm details, and security instructions-must not appear in public-facing remarks. With the seller's written permission, these details, when necessary, may be placed only in

"Private" (Agent) Remarks, which are visible to MLS participants/subscribers (licensees) but not to the public. This protects seller

security and complies with MLS rules and professional standards on advertising and confidentiality.

References (Course Outline/Study Topics):

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Brokerage Operations" (MLS usage and compliance: public vs. private/agent remarks, confidentiality, seller permissions for showing/access instructions).

### NEW QUESTION # 132

What type of license will you receive if you have a supervising broker at the time of application?

- A. Active license
- B. Inactive license
- C. Firm license
- D. Broker's license

**Answer: A**

Explanation:

In Maryland, when a new salesperson applicant identifies a supervising broker on the license application, the applicant receives an active license.

An inactive license is issued only if no broker is designated.

An active license authorizes the salesperson to conduct real estate activities under the supervision of the sponsoring broker, in compliance with MREC rules.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Maryland License Law and Regulations" Module Md. Business Occupations and Professions Article 17-301-17-303 - License Activation and Supervision.

### NEW QUESTION # 133

When operating under a power of attorney concerning the transfer of real property, who may sign in place of the principal?

- A. Grantee
- B. County clerk
- C. Principal
- D. Agent

**Answer: D**

Explanation:

A power of attorney (POA) is a legal document authorizing one person (the agent or attorney-in-fact) to act on behalf of another person (the principal) in specified matters.

When it comes to transferring real property, a valid, notarized, and recorded power of attorney gives the agent the authority to sign all necessary documents in place of the principal.

The Maryland 60-Hour Course explains this under "Transfer of Title," emphasizing that all signatures must be properly acknowledged to be legally enforceable, and the power of attorney must be recorded with the deed.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Transfer of Title" Module Maryland Real Property Article 4-107 - Execution by Attorney-in-Fact; Power of Attorney Requirements.

### NEW QUESTION # 134

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