

# Real Estate Massachusetts-Real-Estate-Salesperson New Questions & Latest Massachusetts-Real-Estate-Salesperson Dumps

## Massachusetts Real Estate Exam 2023-2024 Questions & Answers 100% Accurate!!

Estoppel - ANSWER-one promises to do something and another relies on that promise and is harmed by them not following through

Encroachment - ANSWER-illegal intrusion or trespass into or over the property of another, such as a wall or fence

Nuisance - ANSWER-interferes with quiet enjoyment and is an encroachment. Private nuisance= small area and can take court action  
Public Nuisance = large area and takes city action

Rectangular Survey System - ANSWER-system of rectangles to locate and specify the boundaries for land parcels.  
Baselines run EAST and WEST.  
Meridians run NORTH and SOUTH.  
this unit of land approx 24mi sq. is divided into areas 6 miles sq. called townships.  
Townships are divided into 36 sections.

Primary Mortgage - ANSWER-lenders who originate funds to borrowers, the lenders retain mortgage investments for themselves or sell them to investors

Secondary Mortgage - ANSWER-firms/agencies who buy mortgages from those lenders who originate them (FNMA-Fannie Mae).

Net Listing - ANSWER-illegal - get me \$ and everything else is yours

Open Listing - ANSWER-listing with several brokers in which any of them can sell, a seller may sell home himself without paying a commission

Exclusive Listing - ANSWER-1 broker can list and show the property, usually given for a period of time during which the seller reserves right to sell house himself without paying a commission.

Exclusive Right to Sell - ANSWER-a listing that gives the broker the right to collect a commission no matter who sells the property during the listing period

Disclosing Agency - ANSWER-first meet in person to discuss a specific property

P.S. Free 2025 Real Estate Massachusetts-Real-Estate-Salesperson dumps are available on Google Drive shared by VCE4Dumps: [https://drive.google.com/open?id=1KO284C7rqEi\\_nZqqnJb7KINGoDE\\_\\_zYn](https://drive.google.com/open?id=1KO284C7rqEi_nZqqnJb7KINGoDE__zYn)

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## Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q37-Q42):

### NEW QUESTION # 37

When a licensee is hired to find a tenant for a summer vacation home on Cape Cod built in 1950, for a period of two weeks,

- A. An unlicensed assistant may handle the transaction.
- B. There is no limit on the amount of the security deposit.
- **C. The Massachusetts Lead Law is not applicable.**
- D. The Massachusetts Fair Housing Law does not apply.

**Answer: C**

Explanation:

The Massachusetts Lead Poisoning Prevention and Control Act (M.G.L. c. 111, §§ 189A-199B) requires that residential property built before 1978 where a child under six will reside must be either delead or brought into interim control. However, the law includes a specific exemption: short-term vacation or recreational rentals of 31 days or less are not subject to the Lead Law requirements.

In this case, the home was built in 1950 (pre-1978), but since it is a two-week summer rental, the Lead Law does not apply. All other real estate laws, including Fair Housing, still apply, and an unlicensed assistant may not independently handle transactions. Security deposits remain capped by law (equal to one month's rent maximum).

Reference: Massachusetts Lead Law, M.G.L. c. 111, 189A-199B; Massachusetts Real Estate Candidate Information Bulletin - Environmental Issues.

### NEW QUESTION # 38

In a firm whose business model is designated agency, who represents the client named in the consumer licensee disclosure form?

- **A. Only the individual agent(s) named on the consumer licensee disclosure form**
- B. All the licensees
- C. All other designated buyer agents
- D. All other designated seller agents

**Answer: A**

Explanation:

In a designated agency model, a brokerage allows for agents within the firm to represent different parties in the same transaction, provided they are designated to do so. The client is represented by only the agent(s) named on the consumer licensee disclosure form.

This model ensures that the interests of both the buyer and seller are separately represented by agents who have been specifically appointed by the broker to represent each party. Other agents in the firm do not have fiduciary duties to the client unless explicitly designated.

The designated agency structure allows for more specialized attention and reduces conflicts of interest, as only the designated agent represents the client.

Reference: 254 CMR 3.00 - Agency Relationships; Massachusetts Real Estate Candidate Information Bulletin.

### NEW QUESTION # 39

The Massachusetts Sanitary Code requires landlords to

- A. Notify a tenant 24 hours prior to entering a property.
- B. Provide a statement of condition within 30 days of the lease.
- C. Inspect the property every six months.
- **D. Maintain their properties in a safe and habitable condition.**

**Answer: D**

Explanation:

The Massachusetts State Sanitary Code (105 CMR 410) establishes minimum standards for human habitation. Landlords are required to ensure that rental units are kept in a safe, sanitary, and habitable condition at all times. This includes maintaining heating systems, hot water, structural integrity, pest control, and ensuring compliance with health and safety standards. While landlords may provide a statement of condition when collecting a security deposit (per M.G.L. c. 186, § 15B), this is not part of the Sanitary Code itself. Similarly, no law requires inspections every six months or a 24-hour notice of entry (although reasonable notice is considered best practice and is recommended in case law). The essential legal requirement is habitability. Tenants have the right to withhold rent or seek remedies if the landlord fails to maintain the property in compliance with the Sanitary Code. Local boards of health enforce these regulations. Reference: Massachusetts Sanitary Code, 105 CMR 410; M.G.L. c. 186, § 14; Massachusetts Real Estate Salesperson Study Guide - Landlord/Tenant Law.

**NEW QUESTION # 40**

The purpose of Regulation Z is to

- A. regulate interest charges.
- B. set maximum interest charges.
- **C. inform the borrower of credit costs.**
- D. control the use of credit.

**Answer: C**

Explanation:

Regulation Z, part of the Truth in Lending Act (TILA), was enacted to ensure that consumers are fully informed of the true cost of borrowing. It requires lenders to disclose credit terms, including the annual percentage rate (APR), finance charges, payment schedule, and total repayment amount.

The purpose is not to control or limit credit (A), regulate or set interest rates (B or C), but to provide transparency. This allows borrowers to compare loan offers on equal terms.

In Massachusetts, lenders must comply with both federal TILA (Regulation Z) and state consumer protection laws (M.G.L. Chapter 140D - Massachusetts Truth in Lending). Borrowers receive a Loan Estimate and Closing Disclosure summarizing credit costs, ensuring informed financial decisions.

Reference: Federal Truth in Lending Act (TILA) - Regulation Z; Massachusetts General Laws Chapter 140D; Massachusetts Real Estate Salesperson Candidate Handbook - Financing.

**NEW QUESTION # 41**

Inactive salespersons are permitted to perform which of the following activities?

- **A. Refer potential listings to an active broker in exchange for a fee from the active broker.**
- B. List homes by telephone.
- C. Affiliate with inactive brokers.
- D. Refer potential buyers to an active salesperson in exchange for a fee from the salesperson.

**Answer: A**

Explanation:

An inactive salesperson in Massachusetts holds a license that is not active for brokerage activities (buying, selling, leasing). They may not list homes, show property, or handle transactions.

However, under M.G.L. c. 112, an inactive licensee may receive a referral fee from an active broker for referring potential business. This is because the inactive license keeps the person legally affiliated with the licensing system, even though they cannot directly engage in brokerage.

They may not be paid directly by other salespersons, nor may they affiliate with inactive brokers. Referrals and fee-sharing must always flow through an active broker.

Reference: M.G.L. c. 112, 87RR, 87SS; 254 CMR 2.00.

**NEW QUESTION # 42**

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