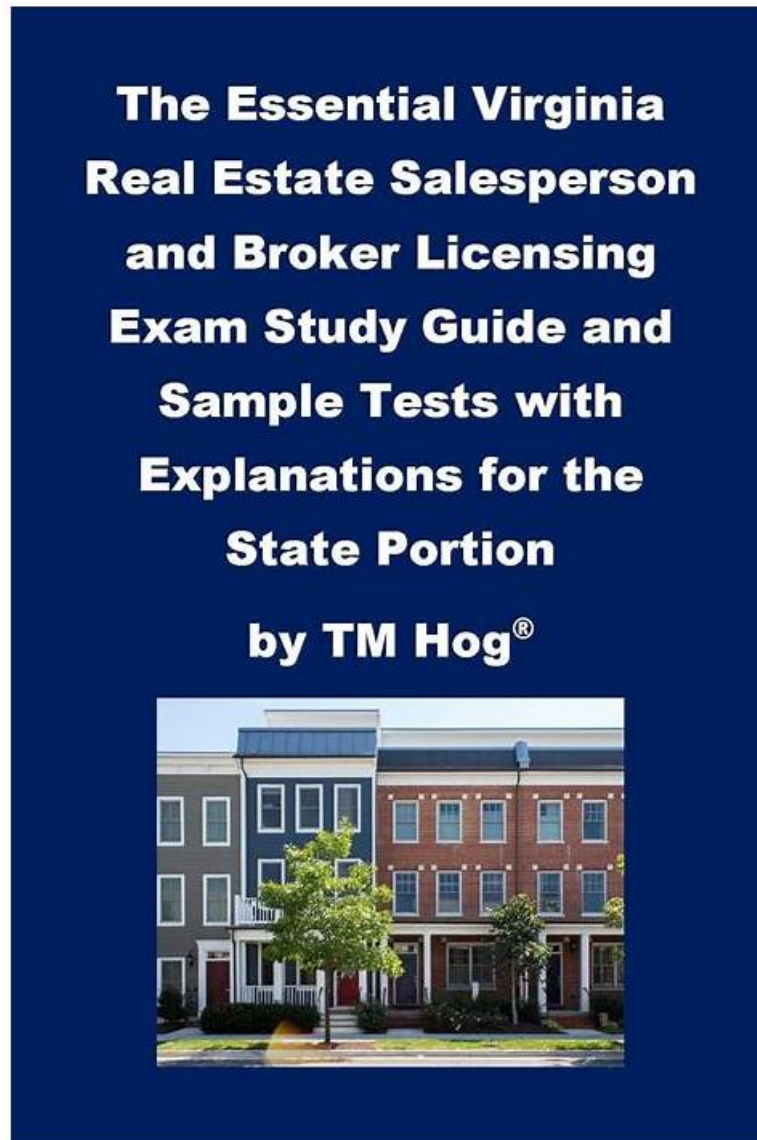


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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q101-Q106):

NEW QUESTION # 101

The National Association of Realtors' Code of Ethics says Realtors should act with:

- A. competence
- **B. All choices are correct.**
- C. fairness
- D. integrity

Answer: B

Explanation:

Comprehensive Detailed Explanation:

The NAR Code of Ethics establishes that Realtors must act with:

Integrity - honesty in all dealings.

Fairness - treating all parties honestly and impartially.

Competence - providing services within their level of skill and knowledge.

Since the Code of Ethics covers all these duties, the correct choice is all choices are correct.

Reference:

NAR Code of Ethics, Preamble & Article 1

NEW QUESTION # 102

The government sends Ken a notice stating that his house and neighborhood will be demolished to build a much-needed water treatment plant. What is the government required to offer Ken in exchange for taking his property?

- **A. just compensation**
- B. nothing, since it is for the public good
- C. whatever Ken asks for
- D. whatever they decide is reasonable

Answer: A

Explanation:

U. S. Constitution, 5th Amendment

Code of Virginia Title 25.1 (Eminent Domain)

A490-02REGS.pdf - Government rights in land

Explanation:

The government has the power of eminent domain, allowing it to take private property for public use (e.g., building a water treatment plant).

Under the Fifth Amendment of the U.S. Constitution, the government must provide "just compensation" to the property owner.

This typically means fair market value of the property.

Other options:

(A) Nothing = unconstitutional.

(B) Whatever Ken asks = not guaranteed.

(D) Whatever they decide = incorrect; compensation must be fair and just.

Reference (Virginia Real Estate):

NEW QUESTION # 103

What is the difference between assemblage and plottage?

- A. Assemblage involves combining parcels of land, and plottage involves splitting parcels of land.
- **B. Assemblage is the act of combining parcels of land, and plottage is the resulting increase in value.**
- C. Assemblage is the first step in creating a new subdivision, and plottage is the second step.
- D. Assemblage is the act of building a new building, and plottage is the act of creating a new parcel of land.

Answer: B

Explanation:

Assemblage: The process of combining two or more adjacent parcels of land into one larger parcel.

Plottage: The increase in value that results from assemblage due to the greater utility or economic use of the combined parcel.

Example: Two small lots may be worth \$50,000 each separately, but if assembled into one larger parcel, the combined property may be worth \$120,000 due to increased development potential.

Reference (Virginia Real Estate):

Virginia Real Estate Principles - Land and Appraisal section

A490-02REGS.pdf - Valuation curriculum

NEW QUESTION # 104

One township contains how many sections?

- A. 0
- B. 1
- **C. 2**
- D. 3

Answer: C

Explanation:

U. S. Public Land Survey System (PLSS)

Virginia Real Estate Principles - Land descriptions section

A490-02REGS.pdf - Legal descriptions curriculum

Explanation:

Under the Rectangular (Government) Survey System:

A township = 6 miles × 6 miles = 36 square miles.

Each township is divided into 36 sections.

Each section = 1 mile × 1 mile = 640 acres.

Reference (Virginia Real Estate):

NEW QUESTION # 105

The four phases of an environmental site assessment are, in order:

- A. testing, investigation, remediation, management
- B. investigation, testing, remediation, management
- **C. management, investigation, testing, remediation**
- D. remediation, investigation, testing, management

Answer: C

Explanation:

An Environmental Site Assessment (ESA) is typically required in commercial real estate transactions to evaluate environmental risks.

The four recognized phases are:

Management (Phase I - Due Diligence): Review of records, site inspection, and interviews to identify potential contamination.

Investigation (Phase II): Collection of soil, groundwater, and other samples if contamination is suspected.

Testing (Phase III): Laboratory analysis and risk assessment of environmental hazards.

Remediation (Phase IV): Cleanup or mitigation of contamination (removal, containment, or corrective measures).

This sequence ensures proper environmental due diligence and liability protection under CERCLA (Comprehensive Environmental

Response, Compensation, and Liability Act).
Reference (Virginia Real Estate):
CERCLA & ASTM Environmental Site Assessment Standards
Virginia Department of Environmental Quality (VDEQ) regulations
Virginia Real Estate Principles - Environmental Issues section

NEW QUESTION # 106

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