

Massachusetts-Real-Estate-Salespersonファンデーション、Massachusetts-Real-Estate-Salesperson的中関連問題

<http://study.com/academy/practice/quiz-worksheet-massachusetts-real-estate-salesperson-licensure.html> Study.com

Quiz & Worksheet - Massachusetts Real Estate Salesperson Licensure

1. The Division of Professional Licensure (DPL) in Massachusetts regulates over 40 professions and trades, and one of them is the ____.

- ☐ National Association of Realtors
- ☐ National Association of Real Estate Brokers
- ☐ Massachusetts Association of Realtors
- ☐ Massachusetts Real Estate Board

2. If a license has been expired for less than two years, the agent must complete continuing education and request a ____.

- ☐ recertification form
- ☐ new license
- ☐ reactivation form
- ☐ real estate reservation

3. Real estate agents in Massachusetts are required to successfully complete ____ hours of continuing education courses sometime during the ____ prior to their license renewal date.

- ☐ 12, 24 months
- ☐ 24, 12 months
- ☐ 24, 24
- ☐ 18, three years

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Massachusetts-Real-Estate-Salesperson練習問題を買いたい場合、自分のメールアドレスを記入してください。そうすれば、支払ったら、すぐお客様にMassachusetts-Real-Estate-Salesperson練習問題を送付できます。だから、それは重要な情報です。また、もしMassachusetts-Real-Estate-Salesperson練習問題は更新されましたら、弊社は最新版をお客様のメールボックスに送付致します。

私たちJapancertは、Massachusetts-Real-Estate-Salesperson試験に必要な人向けの安定した信頼できるMassachusetts-Real-Estate-Salesperson試験問題プロバイダーです。私たちは長い間市場にとどまり、成長してきました。Massachusetts-Real-Estate-Salesperson試験の高い品質と高い合格率でお客様の要件を満たすことができるため、私たちは常にここにいます。効果的なMassachusetts-Real-Estate-Salespersonトレーニングガイドについては、数千人の受験者がMassachusetts-Real-Estate-Salesperson学習問題を選択します。Massachusetts-Real-Estate-Salesperson学習教材を試してみたいかどうか。！

>> Massachusetts-Real-Estate-Salespersonファンデーション <<

試験の準備方法-実用的なMassachusetts-Real-Estate-Salespersonファンデーション試験-便利なMassachusetts-Real-Estate-Salesperson的中関連問題

多くの会社はReal Estate認証の有無によって社員の給料が違います。それに、Massachusetts-Real-Estate-Salesperson試験に参加したことがない人にとって、これはいい挑戦です。我々の更新された問題集は多くの受験者を助めました。あなたはMassachusetts-Real-Estate-Salesperson試験を準備しているなら、我々の最新の問題集を利用して

復習することができます。

Real Estate Massachusetts Real Estate Salesperson Exam 認定 Massachusetts-Real-Estate-Salesperson 試験問題 (Q46-Q51):

質問 # 46

Time is of the essence means

- A. the closing must occur as soon as possible.
- B. time limits stated in the contract may not be modified, even by mutual agreement of the parties.
- C. every act under the contract must be performed on the exact date specified.
- D. time limits set forth in the contract must be carefully observed.

正解: D

解説:

The phrase "time is of the essence" is a standard clause in Massachusetts real estate contracts. It means that contract deadlines are legally binding and must be strictly observed. Failure to perform within the time specified constitutes a breach of contract.

It does not mean that the closing must occur "as soon as possible" (A) but rather on the date agreed upon.

C overstates - while performance must be timely, contracts may allow flexibility in exact timing if not specified.

D is incorrect because deadlines may be modified if both parties agree in writing.

Thus, the best legal definition is B: time limits set forth in the contract must be carefully observed.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts; M.G.L. c.106, Uniform Commercial Code §2-309 (time requirements).

質問 # 47

When real estate brokers and salespersons engage in renting residential dwelling units, they must provide a prospective tenant with written notice of the

- A. Presence of any sex offenders living in the neighborhood.
- B. Amount of fee, if any, that the prospective tenant will have to pay for the broker's services.
- C. Name and address of the landlord.
- D. Amount of the rent.

正解: B

解説:

Under M.G.L. c. 112, § 87D(1)(b), Massachusetts law requires real estate brokers and salespersons engaged in renting residential property to provide prospective tenants with a written notice stating the amount of any broker's fee, and whether the tenant will be responsible for paying it. This disclosure must be made before the tenant is obligated to pay any fee.

This law protects tenants from unexpected costs and ensures transparency in rental transactions. While rental amount, landlord details, and public information such as the state's sex offender registry may be relevant, the statutory requirement specifically addresses broker compensation. Failure to provide this written notice may result in disciplinary action by the Massachusetts Board of Registration of Real Estate Brokers and Salespersons.

Reference: M.G.L. c. 112, 87D(1)(b); 254 CMR 7.00.

質問 # 48

An example of modular construction is

- A. a log cabin.
- B. a home used as a model.
- C. prefabricated housing.
- D. an apartment building.

正解: C

解説:

In real estate and construction terminology, modular construction refers to a building method where sections of the home are manufactured in a factory setting, transported to the building site, and then assembled on a permanent foundation. This is a form of

prefabricated housing, but different from mobile homes because modular homes are considered real property once placed on their permanent foundation.

Massachusetts licensing materials classify modular homes under prefabricated housing because they are built off-site to precise specifications and then joined together at the location. This method provides greater efficiency, lower cost, and adherence to state and local building codes. By contrast, apartment buildings (B) are traditionally built on-site, a model home (C) is only a sales demonstration, and a log cabin (D) may be site-built but not considered modular unless pre-manufactured in sections.

Therefore, the correct answer is A: prefabricated housing.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership and Land Use Controls section; Modern Real Estate Practice, 20th Edition, Construction Methods.

質問 # 49

Under an option to buy, the ownership of land will change when the

- A. optionee exercises the option.
- B. option is signed by the parties.
- C. optionor does not fulfill the obligation.
- D. specified time has expired.

正解: A

解説:

Comprehensive and Detailed Explanation (150-250 words):

An option to buy is a unilateral contract where the seller (optionor) gives the buyer (optionee) the exclusive right to purchase property within a set period at agreed terms. Ownership does not transfer when the option is signed - only when the optionee exercises the option and a purchase contract is completed.

A: The option itself does not transfer ownership.

B: Optionor has no further obligations beyond honoring the option.

D: Expiration ends the option with no transfer.

Thus, title passes only after the optionee exercises the option and proceeds with purchase.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts; Options in Real Estate.

質問 # 50

What type of loan would allow homeowners to utilize the equity built up in their home without having to sell?

- A. sale-and-leaseback
- B. accelerated mortgage
- C. graduated payment
- D. reverse mortgage

正解: D

解説:

Comprehensive and Detailed Explanation (150-250 words):

A reverse mortgage allows homeowners, typically aged 62 or older, to convert part of the equity in their home into cash without selling the home or making monthly payments. The loan is repaid when the homeowner sells the property, moves out permanently, or passes away. This program is particularly useful for seniors who are "house-rich but cash-poor." Accelerated mortgage (A): involves faster repayment, not equity access.

Graduated payment mortgage (B): starts with lower payments that increase over time.

Sale-and-leaseback (C): involves selling property and leasing it back, which requires giving up ownership.

Thus, the correct answer is D: reverse mortgage.

Reference: HUD Reverse Mortgage Program (HECM); Massachusetts Real Estate Salesperson Candidate Handbook - Financing.

質問 # 51

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私たち Japancert の将来の雇用のためのより資格のある認定は、その能力を証明するのに十分な資格 Massachusetts-Real-Estate-Salesperson 認定を取得するためにのみ考慮される効果があり、社会的競争でライバルを乗り越えるこ

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全体として、Massachusetts-Real-Estate-Salespersonクイズ準備には多くのメリットがあります、Real Estate Massachusetts-Real-Estate-Salespersonファンデーション あなたの名前、電子メール、電話番号で連絡できる人はすべて社内のメンバーです、Massachusetts-Real-Estate-Salesperson認定試験問題には、高品質と効率に加えて、非常に高品質のサービスがあります、あなたが我々の資料を購入するとき、あなたのReal EstateのMassachusetts-Real-Estate-Salesperson試験に関するすべてのヘルプを購入しました、当社の優れたパフォーマンスにより、世界有数の国際試験銀行として認められるために、当社のMassachusetts-Real-Estate-Salesperson的中関連問題 - Massachusetts Real Estate Salesperson Exam認定試験は長い間集中しており、教材の設計に多くのリソースと経験を蓄積してきました、Real Estate Massachusetts-Real-Estate-Salespersonファンデーション あなたはIT職員ですか。

彼の言動を見ていたら、誠実な人間であることはよく知っている、爛れている、全体として、Massachusetts-Real-Estate-Salespersonクイズ準備には多くのメリットがあります、あなたの名前、電子メール、電話番号で連絡できる人はすべて社内のメンバーです。

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