

# 높은통과율 Maryland-Real-Estate-Salesperson 퍼펙트 공부자료 인기시험자료

<http://study.com/academy/practice/quiz-worksheet-maryland-real-estate-salesperson-license-requirements.html> Study.com

### Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

1. What is one of the steps needed to get a Maryland real estate license?

- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce

2. What is an activity that requires a real estate license?

- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

3. What is one thing you must do to renew your real estate license in Maryland?

- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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>> Maryland-Real-Estate-Salesperson 퍼펙트 공부자료 <<

## 최신 업데이트된 Maryland-Real-Estate-Salesperson 퍼펙트 공부자료 덤프 자료

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## 최신 Maryland Real Estate Maryland-Real-Estate-Salesperson 무료 샘플 문제 (Q106-Q111):

질문 # 106

Maryland real estate licensees should be aware that, in addition to the federally protected classes, the state's fair housing laws also prohibit discrimination based on the protected classes of \_\_\_\_\_.

- A. Students, retired persons, and the unemployed
- B. Gun owners and military status
- C. Marital status, sexual orientation, gender identity, and source of income
- D. Smokers, students, and the elderly

**정답: C**

**설명:**

Comprehensive and Detailed

Maryland's Fair Housing Law (State Government Article, Title 20, Subtitle 7) expands on the federal Fair Housing Act by adding additional protected categories: marital status, sexual orientation, gender identity, and source of income. This means licensees cannot discriminate in the sale, rental, or financing of housing based on these traits. The course emphasizes that local jurisdictions (e.g., Baltimore City, Montgomery County) may have even broader protections.

**질문 # 107**

How long does a seller typically have to respond to an offer before the offer expires?

- A. 90 days
- B. 30 days
- C. 125 days
- D. 60 days

**정답: A**

**설명:**

Maryland's Real Estate Agency Law (17-530, Business Occupations and Professions Article) mandates that written agency disclosure be provided to all parties in any residential lease transaction exceeding 90 days.

This ensures transparency in representation and prevents misunderstandings regarding whom the licensee represents in the transaction.

The disclosure must occur no later than the first scheduled face-to-face meeting with the prospective tenant or landlord.

Reference: Maryland 60-Hour Principles and Practices - "Maryland Agency Law" section; Bus. Occ. & Prof.17-530.

**질문 # 108**

Plat of Block 28, Woodmen Heights Tract, recorded in Map Book 27, page 68, at the Elder County Records Office is an example of which essential element of a deed?

- A. Legal description
- B. Granting clause
- C. Consideration
- D. Habendum clause

**정답: A**

**설명:**

A reference to a recorded plat (lot and block system) is a form of legal description, an essential element that precisely identifies the property being conveyed. Consideration is the value exchanged; the granting clause (words of conveyance) shows intent to transfer; the habendum clause defines the estate being granted (e.g., "to have and to hold...").

References: Maryland 60-Hour Course: "Transfer of Title" (deed essentials-parties, consideration, granting clause, legal description, habendum, execution, delivery, acceptance).

**질문 # 109**

Which type of deed offers the strongest and broadest form of guarantee and protection of title to the grantee?

- A. Quitclaim deed
- B. Executor's deed

- C. Bargain and sale deed
- D. Full covenant and warranty deed

정답: D

설명:

In the deed section of the pre-licensing course, learners are taught that the full covenant and warranty deed (often called a general warranty deed) provides the broadest protection for the grantee because the grantor warrants good title, free from encumbrances, and defends the title against all claims, whether they arose before or during the grantor's ownership. The deed typically carries the full set of common law covenants (seisin, right to convey, against encumbrances, quiet enjoyment, further assurances, and warranty). By contrast, a quitclaim deed offers no warranties, a bargain and sale deed implies ownership but gives limited or no warranties, and executor's or personal representative deeds convey title on behalf of an estate without full warranties.

References: Maryland 60-Hour Principles and Practices of Real Estate - Transfer of Title: types of deeds; scope of warranties; general (full covenant) warranty vs. special warranty vs. bargain and sale vs. quitclaim; estate and fiduciary deeds.

질문 # 110

In a real estate transaction, what's a real estate licensee's responsibility regarding household lead hazards for homes built before 1978?

- A. To remind the sellers to disclose the possible presence of lead-based paint to a buyer
- B. To disclose to buyers that there's lead-based paint in a home
- C. To instruct the seller to remediate the lead-based paint
- D. To make sure all lead is removed by a licensed professional

정답: A

설명:

Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:

Under the federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and the Maryland Lead Poisoning Prevention Program, sellers and landlords of housing built before 1978 must:

Provide the EPA-approved pamphlet on lead hazards.

Disclose known lead-based paint or hazards and supply any available records.

Allow buyers a 10-day inspection period (unless waived).

A licensee's duty is to ensure that the sellers comply with these disclosure requirements and to remind them to deliver the proper forms and pamphlet.

The licensee is not responsible for testing or remediation but must ensure all disclosures are completed prior to ratification of the contract.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Environmental Issues and Disclosures section.

- 42 U.S.C. §4852d (Residential Lead-Based Paint Hazard Reduction Act).

- COMAR 26.16.02 (Maryland Lead Poisoning Prevention Program).

질문 # 111

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