

Virginia-Real-Estate-Salesperson Valid Exam Objectives & Valid Braindumps Virginia-Real-Estate-Salesperson Questions

The Essential Virginia Real Estate Salesperson and Broker Licensing Exam Study Guide and Sample Tests with Explanations for the State Portion by TM Hog®



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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q65-Q70):

NEW QUESTION # 65

Lola has an easement that allows her to cross her neighbor's back lot to reach her home. It runs with the land. What kind of easement does Lola have?

- A. easement by prescription
- B. easement in gross
- C. easement appurtenant
- D. easement for light and air

Answer: C

Explanation:

An easement appurtenant:

Attaches to the land and "runs with the land."

Involves two parcels: a dominant estate (benefited, here Lola's property) and a servient estate (burdened, neighbor's lot).

Example: Right-of-way across a neighbor's property for access.

Other options:

(A) Easement for light and air = very rare.

(B) Easement in gross = benefits a person/entity, not land (e.g., utility easement).

(C) Easement by prescription = acquired through long-term, open, notorious, hostile use (not the case here).

Reference (Virginia Real Estate):

Code of Virginia Title 55.1 - Easements

Virginia Real Estate Principles - Easements and property rights

A490-02REGS.pdf - Property rights curriculum

NEW QUESTION # 66

Randy and Joe were married, then divorced. Joe got the house in the divorce settlement. When he later goes to sell it, a title company tells him there's a cloud on the title due to the divorce. What is most likely to resolve this cloud?

- A. filing the deed with the county
- B. requiring Joe to put some earnest money in escrow
- C. having Randy sign a quitclaim deed
- D. putting a mechanic's lien on the property

Answer: C

Explanation:

When spouses divorce, property division may leave a cloud on title if both names were originally on the deed but only one gets awarded the property.

The cleanest way to clear this is for the spouse no longer claiming interest (Randy) to sign a quitclaim deed transferring any possible interest to Joe.

Filing the original deed with the county (B) doesn't resolve the cloud.

Earnest money escrow (C) and mechanic's liens (D) are irrelevant.

Reference (Virginia Real Estate):
Code of Virginia § 55.1-300 et seq. (Deeds)
Virginia Real Estate Principles - Title issues & clearing clouds
A490-02REGS.pdf - Title & conveyance curriculum

NEW QUESTION # 67

The title of a fee simple determinable estate reverts automatically if title conditions are violated. How do fee simple condition subsequent estates compare?

- A. If title conditions are violated, condition subsequent estates require Supreme Court action, specifically, for estate ownership to revert.
- B. Ownership of condition subsequent estates reverts automatically, as it does with determinable estates.
- **C. If title conditions are violated, condition subsequent estates require legal action for estate ownership to revert.**
- D. Ownership of condition subsequent estates reverts automatically, as it does with determinable estates, but it takes longer to process.

Answer: C

Explanation:

A fee simple determinable estate automatically reverts to the grantor if the condition is violated (e.g., "so long as the land is used as a park"). No legal action is required.

A fee simple subject to condition subsequent estate, however, requires the grantor to take legal action (such as filing for repossession) if the condition is violated (e.g., "on the condition that the land is used as a park; if not, the grantor has the right of reentry").

Thus, the distinction is automatic reversion vs. reversion only through legal action.

Reference (Virginia Real Estate):

Virginia Real Estate Principles - Estates in Land section

NEW QUESTION # 68

You're doing a CMA, and your three adjusted comps come in at \$345,600, \$352,800, and \$359,900. What is a reasonable range to suggest for a listing price?

- A. \$300,000-\$330,000
- B. \$360,000-\$375,000
- **C. \$345,000-\$360,000**
- D. \$330,000-\$345,000

Answer: C

Explanation:

A Comparative Market Analysis (CMA) uses adjusted comparable sales to determine a suggested listing price range.

- Adjusted comps: \$345,600, \$352,800, \$359,900.
- The reasonable range for a listing price should reflect the low to high end of adjusted comps.

Thus, the recommended listing range = \$345,000-\$360,000.

References (Virginia Real Estate):

- Virginia Real Estate Principles – CMA & Pricing section
- A490-02REGS.pdf – Valuation curriculum

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NEW QUESTION # 69

Peter and Ned co-own a type of real estate business together. This business is legally treated the same as a single person, meaning it

is technically ownership in severalty. Peter and Ned are also not liable for the organization's debt. What type of business do Peter and Ned own?

- **A. corporation**
- B. limited partnership
- C. general partnership
- D. sole proprietorship

Answer: A

Explanation:

A corporation is a legal entity separate from its owners.

Treated as a single legal "person" (ownership in severalty).

Provides limited liability to owners (shareholders) - they are not personally liable for corporate debts.

Other options:

(B) Limited partnership - only some partners have limited liability.

(C) General partnership - partners share unlimited liability.

(D) Sole proprietorship - single owner, no liability protection.

Reference:

Virginia Stock Corporation Act, Code of Virginia Title 13.1

Real Estate Principles & Practices - Business Ownership Structures

NEW QUESTION # 70

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