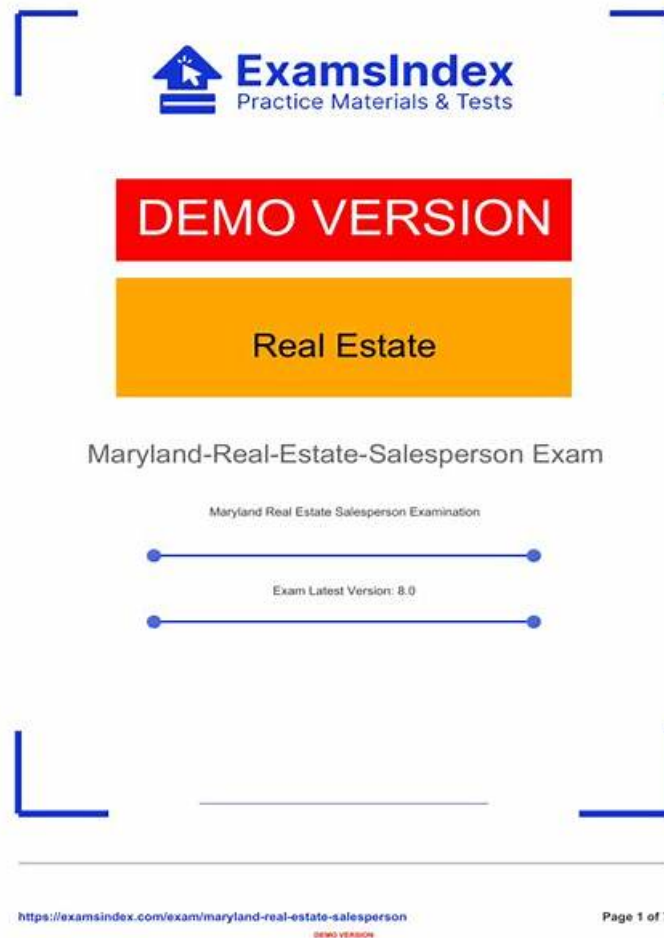


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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q13-Q18):

NEW QUESTION # 13

What might you find in the legal description of a deed?

- A. Name of developer
- B. Title abstract
- C. County clerk's name
- **D. Metes and bounds property description**

Answer: D

Explanation:

Comprehensive and Detailed

A legal description precisely identifies a parcel of real estate so it can be uniquely located and distinguished from other property. In Maryland, deeds typically include one of several accepted types of legal descriptions: metes and bounds, lot and block, or rectangular survey (where applicable).

Metes and bounds describe the property boundaries using directions, distances, and reference points (monuments).

This ensures that the property can be clearly identified for conveyance and recording purposes.

Items such as the county clerk's name, developer name, or title abstract are not part of the deed's legal description.

NEW QUESTION # 14

What best describes a Multiple Listing Service (MLS) in real estate?

- A. A free service for real estate professionals and the public
- B. A classified advertising site that charges by the column inch
- **C. An online database of active, under contract, sold, expired, and withdrawn listings**
- D. A proprietary site open only to real estate professionals

Answer: C

Explanation:

The Multiple Listing Service (MLS) is a cooperative online database used by licensed real estate professionals to share information about properties for sale or lease. It includes active, pending/under-contract, sold, expired, and withdrawn listings. The MLS enhances market transparency and cooperation among brokers, ensuring accurate data and broad property exposure.

Reference: Maryland 60-Hour Principles and Practices - "Real Estate Brokerage Operations" module.

NEW QUESTION # 15

A valid deed must contain all of the essential elements, plus which of the following?

- A. It must be approved by the local judge.
- B. It must be in nuncupative form.
- **C. It must be in writing.**
- D. It must be sent to all parties via registered mail.

Answer: C

Explanation:

Under the Statute of Frauds, all conveyances of real property must be in writing to be enforceable. A valid Maryland deed therefore includes: a competent grantor and identifiable grantee, a granting clause, an adequate legal description, consideration, signature of the grantor, delivery, and acceptance - and it must be in writing. Oral (nuncupative) or judge-approved deeds are not recognized.

Reference: Maryland 60-Hour Principles and Practices of Real Estate - "Transfer of Title" module; Maryland Real Property Article 4-101 through 4-107 (Recording and Execution of Deeds).

NEW QUESTION # 16

How does the building department ensure that a builder who has obtained a permit builds according to code?

- A. The builder submits a monthly progress report.
- B. The builder is required to submit to weekly inspections performed by peers in the industry.
- C. The builder signs an affidavit to that effect.
- **D. The building department sends inspectors to inspect the work.**

Answer: D

Explanation:

Once a building permit is issued, the local building department monitors the construction process through inspections at key stages (foundation, framing, electrical, plumbing, final).

The purpose of these inspections is to ensure that work complies with state and local building codes and safety standards.

Maryland's pre-licensing course explains that certified building inspectors-not peers or the builder-conduct these inspections.

Only after passing all required inspections will the department issue a certificate of occupancy (CO) confirming code compliance and permitting lawful use of the structure.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Land Use Controls and Property Development"
Module Maryland Building Performance Standards (COMAR Title 09, Subtitle 12, Chapter 51).

NEW QUESTION # 17

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

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

Answer: C

Explanation:

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).

NEW QUESTION # 18

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