

Exam Maryland-Real-Estate-Salesperson Sample, Maryland-Real-Estate-Salesperson Actual Dump



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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q191-Q196):

NEW QUESTION # 191

What happens when personal property is attached to real property?

- A. It remains personal property.
- **B. It becomes a fixture.**
- C. It's considered detached property.
- D. It's classified as emblements.

Answer: B

Explanation:

When personal property (chattel) is physically attached to real property in such a way that it becomes part of the real estate, it becomes a fixture. Fixtures transfer with the property upon sale unless specifically excluded in the contract. The determination depends on attachment, adaptation, and intent. Maryland's course addresses fixtures under "Real Property and the Law," emphasizing how they affect ownership and conveyance.

Reference: Maryland 60-Hour Principles and Practices Course - "Real Property and the Law" Topic; Maryland Real Property Article 1-101(b).

NEW QUESTION # 192

Appraiser Niles uses _____ to determine a range of values based on comparing a subject property to comparable sales. He makes sure to use some comparables that lack features of his subject property, and others that have even more desirable features, to balance out the comparison.

- A. Competition
- B. Correlation
- C. Bracketing
- D. Substituting

Answer: C

Explanation:

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

Bracketing is an appraisal technique used in the sales comparison approach.

An appraiser selects comparables ("comps") that are both superior and inferior to the subject property in key features (size, amenities, condition, etc.) to ensure the subject's value falls within a supported range.

This method provides a balanced and realistic market value estimate.

The Maryland pre-licensing course explains bracketing in the "Real Estate Appraisal and Valuation" section to prepare students for both state and national exam questions on comparative analysis.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module Uniform Standards of Professional Appraisal Practice (USPAP) - Sales Comparison Approach Guidance.

NEW QUESTION # 193

What type of ground lease allows a tenant to buy out the lease?

- A. Conceivable
- B. Redeemable
- C. Irretrievable
- D. Retrievable

Answer: B

Explanation:

In Maryland-specific coverage within "Leases and Property Management," the course explains ground leases and the unique Maryland concept of ground rents. A redeemable ground rent permits the leasehold owner (tenant) to redeem—that is, buy out—the ground rent interest by paying a statutory redemption amount, thereby merging the leasehold and reversionary interests and effectively ending the ground rent. This contrasts with irredeemable/irretrievable arrangements (not permitted for new creations under current Maryland law) where no buyout right exists.

References (Course Outline/Study Topics): Maryland 60-Hour Principles and Practices of Real Estate -

"Leases and Property Management" (Ground leases and Maryland ground rents; redeemable ground rent concept and tenant redemption).

NEW QUESTION # 194

Species habitat, beauty, erosion control, and pollution treatment are all reasons why wetlands are _____.

- A. Not regulated

- B. Not valuable resources
- C. Developed
- **D. Protected**

Answer: D

Explanation:

Wetlands provide critical ecosystem services—they serve as wildlife habitat, enhance aesthetics, control erosion, store floodwaters, and filter pollutants. Because of these public benefits, wetlands are protected under federal and state law, and Maryland licensees are trained to recognize that development near wetlands often triggers permitting, setbacks, and disclosure obligations.

References (Maryland Pre-Licensing Core Content):

- * Maryland 60-Hour Course: "Environmental Issues and Disclosures" (wetlands functions; permitting; protected resources).
- * Overview of federal/state wetland protections as discussed in course materials.

NEW QUESTION # 195

Which one of these describes a deed?

- A. Promissory note
- **B. Ownership document**
- C. Abstract of title
- D. Recording fee

Answer: B

Explanation:

A deed is the legal document that transfers ownership (title) of real property from one party (the grantor) to another (the grantee). It serves as evidence of title and must meet specific legal requirements to be valid.

These requirements include identification of the grantor and grantee, a legal description of the property, the granting clause, and the grantor's signature.

In Maryland, a valid deed must be in writing, signed by the grantor, and delivered and accepted by the grantee. While recording a deed with the county land records is not required to make it valid between the parties, it is necessary to give public notice of ownership and protect against later claims.

By contrast:

- * An abstract of title is a summary of recorded documents relating to the property's history.
- * A promissory note is a borrower's written promise to repay a debt.
- * A recording fee is a charge for entering the deed into public records.

The deed itself is the ownership document, providing the legal means by which real property title is conveyed.

Reference (Maryland Source):

- * Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Transfer of Title" Module
- * Annotated Code of Maryland, Real Property Article 3-101 - Formal Requisites of Deeds.

NEW QUESTION # 196

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