

# 100% Pass Quiz Real Estate - High Pass-Rate Test New-Jersey-Real-Estate-Salesperson Simulator Online

**Final Test Practice for New Jersey Real Estate Test**

Who appoints the 8 members of the New Jersey Real Estate Commission? - ✓✓Governor

Who makes the payments to a claimant from the Guaranty Fund? - ✓✓The state treasurer

Agent Louis Lee is working with several people from his home town in Hong Kong. They sought him out because he speaks their native language. The Chans are anxious to purchase a house before the school year starts. Agent Lee listens to their needs and tells them, "I know exactly where you will be comfortable". Has agent Lee committed any violation? - ✓✓For Steering

Beth decides she wants to change brokers. How long does her broker have to return her license? - ✓✓5 days after her request

Agent Mike Brown is representing both buyer and seller in the same transaction. Since the contract was signed by all parties, did Mike have any other obligation? - ✓✓Obtain written consent of principals

At time of license renewal, what is the renewal charge for a salespersons license? - ✓✓100

Marie is a buyer agent. She shows many listings each week. Marie has a very good working relationship with both buyers and sellers. Who does Marie owe a fiduciary relationship to? - ✓✓The buyer

John a licensee is a dual agent in this transaction. Both parties have agreed to compensate him for a job well done. John is very happy about the dual payment. He feels he deserves it as a top notch producer. What statement is true regarding this transaction? - ✓✓John violated the NJ License Act

P.S. Free 2026 Real Estate New-Jersey-Real-Estate-Salesperson dumps are available on Google Drive shared by UpdateDumps: <https://drive.google.com/open?id=1INs4Qf8JdNo-NyVsygNulKLHT08FqdWN>

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## Real Estate New Jersey Real Estate Salesperson Exam Sample Questions (Q100-Q105):

### NEW QUESTION # 100

Which of the following best describes the Housing for Older Persons Act?

- A. It requires that at least 80% of occupied units have one person age 55 or older living there.
- B. It allows the awarding of monetary damages against those who believed that property designated as housing for older persons was exempt.
- C. It allows grandparents with grandchildren to be exempt from the provisions of the Act.
- D. It requires that 55-and-older housing have significant facilities and services designed for seniors.

**Answer: A**

Explanation:

The Housing for Older Persons Act (HOPA, 1995 amendment to the Fair Housing Act) provides exemption from familial status discrimination if:

At least 80% of units are occupied by at least one person 55 years of age or older.

The housing adheres to a policy of providing housing for older persons.

The requirement for "significant facilities and services" was removed by the 1995 Act.

Correct answer = B.

Reference: Housing for Older Persons Act of 1995; NJ Real Estate Salesperson Study Guide, Chapter on Fair Housing.

### NEW QUESTION # 101

The common area of a condominium development is owned by:

- A. all owners as tenants in common.
- B. its duly elected Board of Directors.
- C. those owners who were original owners of the units.
- D. any individuals who pay a prorated share of the taxes and maintenance.

**Answer: A**

Explanation:

In a condominium, each unit owner owns their unit in fee simple.

All common areas (hallways, grounds, recreational areas) are owned by all unit owners collectively as tenants in common, with each owner's interest proportional to their ownership share.

The Board of Directors manages, but does not own, the common areas.

Correct answer = D.

Reference: NJ Condominium Act, N.J.S.A. 46:8B-1 et seq.; NJ Real Estate Salesperson Study Guide, Chapter on Common Interest Properties.

### NEW QUESTION # 102

When buyers move into their new house, they see that the ceiling fan in the dining room is gone. The ceiling fan was not mentioned in the offer to purchase. Did the sellers have the right to take the ceiling fan?

- A. Yes, because it was the sellers' personal property.
- B. Yes, because it was not referenced in the contract.
- C. No, because it was chattel.
- D. No, because it was a fixture in the house.

**Answer: D**

Explanation:

A fixture is personal property that has become real property by being permanently attached (e.g., ceiling fans, light fixtures). Fixtures are considered part of the real estate and transfer with the property unless specifically excluded in the contract. Chattel refers to movable personal property, which a ceiling fan is not once installed.

Correct answer = C.

Reference: NJ Real Estate Salesperson Study Guide, Chapter on Property Ownership and Fixtures.

#### **NEW QUESTION # 103**

A licensee lists a property with the knowledge that a major highway is projected to be built within fifty feet of the property and is instructed by the owner not to disclose this fact to prospective purchasers. The licensee should:

- A. comply with the owner's instructions to avoid a violation of his fiduciary obligations to the owner
- B. service the listing and disclose this information only when asked by a prospective purchaser
- C. service the listing and disclose the information to prospective purchasers without the owner's knowledge
- **D. advise the seller that unless disclosure is permitted the licensee must refuse the listing**

**Answer: D**

Explanation:

Material facts affecting a property's value (such as a planned highway) must always be disclosed to buyers.

If a seller instructs the licensee not to disclose such facts, the licensee must refuse the listing to avoid violating state disclosure laws and fiduciary duties.

Continuing with the listing and concealing the fact would expose the licensee to disciplinary action.

Correct answer = C.

Reference: NJREC Rules and Regulations on Disclosure; NJ Real Estate Salesperson Study Guide, Chapter on Fiduciary Duties and Material Defects.

#### **NEW QUESTION # 104**

In commercial property leasing, listing agents should ensure that the owner complies with:

- A. their fiduciary responsibilities to the tenant
- B. market lease rates
- C. state and federal Fair Housing laws
- **D. the Americans with Disabilities Act**

**Answer: D**

Explanation:

In commercial leasing, the Americans with Disabilities Act (ADA) applies.

The ADA requires that public accommodations and commercial facilities be accessible to persons with disabilities.

Fair Housing laws apply mainly to residential property, not commercial.

Fiduciary duties are owed by the agent to their client, not by an owner to tenants.

Market lease rates are economic factors, not legal requirements.

Correct answer = C.

Reference: Americans with Disabilities Act (ADA, 1990); NJ Real Estate Salesperson Study Guide, Chapter on Commercial Real Estate.

#### **NEW QUESTION # 105**

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