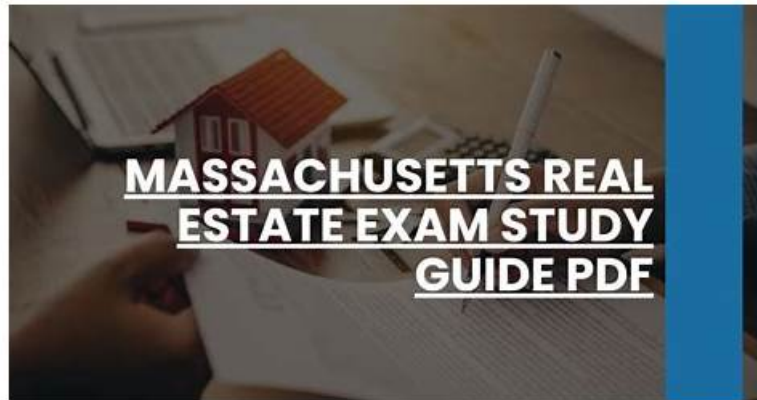


Reliable Study Massachusetts-Real-Estate-Salesperson Questions, Reliable Massachusetts-Real-Estate-Salesperson Exam Papers



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The Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) certification is the way to go in the modern Real Estate era. Success in the Real Estate Massachusetts-Real-Estate-Salesperson exam of this certification plays an essential role in an individual's future growth. Nowadays, almost every tech aspirant is taking the test to get Real Estate Massachusetts-Real-Estate-Salesperson Certification and find well-paying jobs or promotions. But the main issue that most of the candidates face is not finding updated Real Estate Massachusetts-Real-Estate-Salesperson practice questions to prepare successfully for the Real Estate Massachusetts-Real-Estate-Salesperson certification exam in a short time.

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Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q107-Q112):

NEW QUESTION # 107

Which of the following is incorrect regarding carbon monoxide inspection?

- A. There is no additional fee if the inspection is done at the same time as the smoke detector inspection.
- **B. The inspection must be completed by a building inspector.**
- C. The inspection must be completed as a prerequisite to sell a residential property burning fossil fuel.
- D. The inspection must be completed by the local fire department.

Answer: B

Explanation:

Carbon monoxide (CO) inspections are required in Massachusetts for properties that use fossil fuels for heating or other purposes (e.g., natural gas, oil). This is a part of the state's regulations to protect tenants and homeowners from dangerous levels of carbon monoxide exposure.

The inspection is typically done at the same time as the smoke detector inspection, and there is no additional fee if both inspections are conducted at once. However, the inspection must be completed by the local fire department, not a building inspector. This is because the fire department is authorized to ensure that carbon monoxide detectors are in place and functioning properly.

The carbon monoxide inspection is indeed a prerequisite for selling residential property that burns fossil fuel, but it does not need to be conducted by a building inspector.

Thus, the incorrect statement is that the inspection must be done by a building inspector.

Reference: 527 CMR 1.00 - Massachusetts Fire Code; M.G.L. c. 148, § 26F.

NEW QUESTION # 108

A prospective tenant wishes to rent an apartment and is told by the owner that the owner does not want to rent to anyone with children because of the lead paint. The prospective tenant, who has children ages four, six, and nine years old, is not concerned about lead paint and wants to rent the apartment for six months. The owner agrees to lease them the unit. Concerning the lead paint, the owner must

- A. Write into the lease that the tenant has agreed that de-leading is not necessary.
- B. Wait to de-lead until the owner has sufficient funds.
- **C. De-lead or make lead-safe whether the tenant requires it or not.**
- D. Not de-lead because this is only a six-month lease.

Answer: C

Explanation:

Under the Massachusetts Lead Law (M.G.L. c. 111, 189A-199B), the presence of lead paint in any residential property built before 1978 where children under six will be residing requires that the property be either delead or brought into interim control (made lead-safe). The law does not exempt short-term leases, and the landlord must comply regardless of the lease term (even for a six-month rental).

Since the tenant has children ages four, six, and nine, the landlord must take appropriate action to either de-lead or make the property lead-safe. The tenant's lack of concern does not exempt the owner from the obligation to comply with the law.

Reference: M.G.L. c. 111, 189A-199B; Massachusetts Lead Poisoning Prevention and Control Law.

NEW QUESTION # 109

Inactive salespersons are permitted to perform which of the following activities?

- **A. Refer potential listings to an active broker in exchange for a fee from the active broker.**
- B. List homes by telephone.
- C. Affiliate with inactive brokers.
- D. Refer potential buyers to an active salesperson in exchange for a fee from the salesperson.

Answer: A

Explanation:

An inactive salesperson in Massachusetts holds a license that is not active for brokerage activities (buying, selling, leasing). They may not list homes, show property, or handle transactions.

However, under M.G.L. c. 112, an inactive licensee may receive a referral fee from an active broker for referring potential business.

This is because the inactive license keeps the person legally affiliated with the licensing system, even though they cannot directly engage in brokerage.

They may not be paid directly by other salespersons, nor may they affiliate with inactive brokers. Referrals and fee-sharing must always flow through an active broker.

Reference: M.G.L. c. 112, 87RR, 87SS; 254 CMR 2.00.

NEW QUESTION # 110

When real estate brokers and salespersons engage in renting residential dwelling units, they must provide a prospective tenant with written notice of the

- A. Presence of any sex offenders living in the neighborhood.
- B. Name and address of the landlord.
- C. Amount of the rent.
- **D. Amount of fee, if any, that the prospective tenant will have to pay for the broker's services.**

Answer: D

Explanation:

Under M.G.L. c. 112, § 87DDD½, Massachusetts law requires real estate brokers and salespersons engaged in renting residential property to provide prospective tenants with a written notice stating the amount of any broker's fee, and whether the tenant will be responsible for paying it. This disclosure must be made before the tenant is obligated to pay any fee.

This law protects tenants from unexpected costs and ensures transparency in rental transactions. While rental amount, landlord details, and public information such as the state's sex offender registry may be relevant, the statutory requirement specifically addresses broker compensation. Failure to provide this written notice may result in disciplinary action by the Massachusetts Board of Registration of Real Estate Brokers and Salespersons.

Reference: M.G.L. c. 112, 87DDD½; 254 CMR 7.00.

NEW QUESTION # 111

A buyer is looking in several different cities for land to purchase for a shopping center. The buyer has decided to hire several real estate licensees, each representing the buyer in that licensee's city. Which type of agreement would protect the buyer from owing multiple commissions?

- A. nonexclusive right-to-lease
- **B. nonexclusive buyer-agency**
- C. exclusive agency representation
- D. exclusive right to sell

Answer: B

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

A nonexclusive buyer-agency agreement allows the buyer to work with multiple agents at the same time. The buyer is only responsible for paying commission to the agent who actually finds the property they purchase.

This prevents the buyer from being obligated to pay multiple commissions.

A (exclusive agency representation): binds the buyer to only one agent, but allows self-procurement.

B: Refers to leases, not purchases.

D: Exclusive right-to-sell applies to sellers, not buyers.

Thus, the correct agreement is C: nonexclusive buyer-agency.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency & Brokerage Agreements.

NEW QUESTION # 112

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