

# Massachusetts-Real-Estate-Salesperson通過考試 & Massachusetts-Real-Estate-Salesperson考試大綱

<http://study.com/academy/practice/quiz-worksheet-massachusetts-real-estate-salesperson-licensure.html> Study.com

## Quiz & Worksheet - Massachusetts Real Estate Salesperson Licensure

1. The Division of Professional Licensure (DPL) in Massachusetts regulates over 40 professions and trades, and one of them is the \_\_\_\_.

- National Association of Realtors
- National Association of Real Estate Brokers
- Massachusetts Association of Realtors
- Massachusetts Real Estate Board

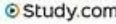


2. If a license has been expired for less than two years, the agent must complete continuing education and request a \_\_\_\_.

- recertification form
- new license
- reactivation form
- real estate reservation

3. Real estate agents in Massachusetts are required to successfully complete \_\_\_\_ hours of continuing education courses sometime during the \_\_\_\_ prior to their license renewal date.

- 12, 24 months
- 24, 12 months
- 24, 24
- 18, three years

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此外，這些KaoGuTi Massachusetts-Real-Estate-Salesperson考試題庫的部分內容現在是免費的：<https://drive.google.com/open?id=1gKoi0B5g7yWRqYsMEbe6nwwm2JjGp6>

有很多途徑可以幫你通過Real Estate Massachusetts-Real-Estate-Salesperson 認證考試的，選擇好的途徑也就是選擇了好的保障。KaoGuTi可以為你提供好的培訓工具，為您參加Real Estate Massachusetts-Real-Estate-Salesperson 認證考試提供高品質的參考資料。KaoGuTi提供的考試練習題和答案是根據Real Estate Massachusetts-Real-Estate-Salesperson 認證考試的考試大綱研究出來的。所以KaoGuTi提供的資料的品質很高，具有很高權威性，絕對可以盡全力幫你通過Real Estate Massachusetts-Real-Estate-Salesperson 認證考試。KaoGuTi也會不斷提升更新我們提供的Real Estate Massachusetts-Real-Estate-Salesperson 認證考試資料，來滿足您的需求。

有很多網站提供資訊Real Estate的Massachusetts-Real-Estate-Salesperson考試，為你提供 Real Estate的Massachusetts-Real-Estate-Salesperson考試認證和其他的培訓資料，KaoGuTi是唯一的網站，為你提供優質的Real Estate的Massachusetts-Real-Estate-Salesperson考試認證資料，在KaoGuTi指導和幫助下，你完全可以通過你的第一次Real Estate的Massachusetts-Real-Estate-Salesperson考試，我們KaoGuTi提供的試題及答案是由現代和充滿活力的資訊技術專家利用他們的豐富的知識和不斷積累的經驗，為你的未來在IT行業更上一層樓。

>> Massachusetts-Real-Estate-Salesperson通過考試 <<

## 最真實的Massachusetts-Real-Estate-Salesperson認證考試的參考資料

如果你想成功通過Massachusetts-Real-Estate-Salesperson認證考試，不要錯過閱讀KaoGuTi最新的Massachusetts-Real-Estate-Salesperson考古題資料，100%保證通過，所有的題庫都會及時更新。使用我們軟件版本的Massachusetts-Real-Estate-Salesperson題庫可以幫您評估自己掌握的知識點，從而在考試期間增加問題的回憶，幫助快速完成考試。Real Estate Massachusetts-Real-Estate-Salesperson考題具備了覆蓋率很高，能夠消除考生對考試的疑慮。Massachusetts-Real-Estate-Salesperson是一個很難通過的認證考試，要想通過考試必須為考試做好充分的準備，而KaoGuTi是您最佳的選擇！

## 最新的 Massachusetts Real Estate Massachusetts-Real-Estate-Salesperson 免費考試真題 (Q59-Q64):

### 問題 #59

When performing its duties, the Board of Registration protects and safeguards the interests of the

- A. Governor's office.
- B. State legislature.
- C. Licensees.
- **D. General public.**

答案: D

#### 解題說明:

The Massachusetts Board of Registration of Real Estate Brokers and Salespersons is a regulatory agency under the Division of Professional Licensure. Its mission is to protect the general public, not licensees.

The Board enforces the real estate licensing laws (M.G.L. c. 112, §§ 87PP-87DDD), establishes regulations (254 CMR), administers licensing exams, investigates complaints, and disciplines licensees for violations.

Although the Board interacts with licensees, its role is to ensure consumers are protected from fraud, incompetence, or misconduct in real estate transactions.

Thus, the Board's primary duty is safeguarding the general public, not serving the interests of licensees or government branches.

Reference: M.G.L. c. 13, § 54; M.G.L. c. 112, 87PP-87DDD.

### 問題 #60

To be legally binding, a listing agreement can be signed for the owner by the

- **A. attorney-in-fact.**
- B. owner's heirs apparent.
- C. broker, upon telephone instructions from the owner.
- D. trust beneficiary acting under a valid trust.

答案: A

#### 解題說明:

Comprehensive and Detailed Explanation (150-250 words):

A listing agreement must be signed by the legal owner or someone who has proper legal authority to act on the owner's behalf. That authority is established through a written power of attorney; the person acting is called the attorney-in-fact.

A: A broker cannot sign on behalf of an owner without written power of attorney; telephone instructions are not sufficient.

B: A trust beneficiary has no signing authority unless also appointed as trustee.

C: Heirs apparent have no legal rights until the owner passes away and probate is complete.

Thus, only an attorney-in-fact can legally bind the owner in a listing agreement.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts; M.G.L. c.190B (Powers of Attorney).

### 問題 #61

While inspecting a tenant-occupied property, the buyer was told by the seller that the microwave oven would be included in the sale price. Upon possession, the buyer learned that the microwave oven belonged to the tenant and not the seller. Is the buyer entitled to the microwave oven?

- A. No, because the microwave was the real property of the tenant.
- B. Yes, because the buyer's offer to purchase included all real property.
- C. Yes, because all oral contracts for the sale of real property are enforceable.
- **D. No, because the seller did not have the right to include the microwave in the sale.**

答案: D

#### 解題說明:

Comprehensive and Detailed Explanation (150-250 words):

In a real estate sale, the seller can only transfer property they own. Personal property belonging to a tenant is not part of the seller's estate and cannot be conveyed, regardless of oral promises.

- A: Incorrect - microwave ovens are personal property, not automatically real property.  
B: Oral contracts are generally unenforceable under the Statute of Frauds.  
C: Incorrect because the microwave is personal property, not real property of the tenant.  
D: Correct - the seller had no ownership interest and therefore no authority to include it in the sale.  
Thus, the buyer is not entitled to the microwave.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership (Fixtures vs. Personal Property); Statute of Frauds.

## 問題 #62

A broker lists a property abutting a pond. A potential buyer is interested in the property but plans to build an addition onto a boathouse. The buyer will need

- A. Approval from the local conservation commission.
- B. Approval from the State Sanitary Commission.
- C. A certificate of compliance.
- D. A letter of interim control.

答案： A

解題說明：

If a property abuts a pond, the potential construction of any addition, especially near water, may require approval from the local conservation commission. This is because Massachusetts law, under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), regulates activities near water bodies, wetlands, and other protected areas to preserve the environment and control construction near these sensitive areas.

The local conservation commission is responsible for approving construction projects that could affect the pond or surrounding wetlands. If the buyer intends to build near the pond, especially on land that may fall under these regulations, they must seek the approval of the local conservation commission before proceeding with construction.

Reference: M.G.L. c. 131, § 40 - Wetlands Protection Act; Massachusetts Real Estate Candidate Information Bulletin - Environmental Issues.

## 問題 #63

A tenant in a building that is being converted to condominiums is required to receive an opportunity to purchase the unit the tenant occupies at terms

- A. At a monthly payment equal to the tenant's current monthly rent.
- B. 20% less than that offered to the general public.
- C. Equal to or better than that offered to the general public.
- D. 15% less than that offered to the general public.

答案： C

解題說明：

Under Massachusetts law (specifically M.G.L. c. 183A), tenants in properties being converted to condominiums are given the right of first refusal to purchase the unit they occupy. The offer must be made at terms that are equal to or better than those offered to the general public.

This ensures that tenants have the opportunity to buy their units at the same price or better terms than any outside buyers. This protection allows tenants the chance to remain in their homes as owners, rather than being displaced.

The law does not stipulate that the unit must be offered at a discount (such as 20% or 15% off); rather, the terms must be equal or more favorable than those available to others.

Reference: M.G.L. c. 183A, 9; Massachusetts Real Estate Candidate Information Bulletin - Tenants' Rights.

## 問題 #64

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在21世紀這個IT行業如此輝煌的時代，競爭是很激烈的。理所當然的，在IT行業中Real Estate Massachusetts-Real-Estate-Salesperson認證考試成為了一個很熱門的考試。報名參加考試的人越來越多，並且能通過這個認證考試也是那些雄心勃勃的IT專業人士的夢想。



