

最新のMaryland-Real-Estate-Salesperson最新問題試験-試験の準備方法-便利なMaryland-Real-Estate-Salesperson難易度受験料

http://study.com/academy/practice/quiz-worksheet-maryland-real-estate-salesperson-license-requirements.html

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Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

1. What is one of the steps needed to get a Maryland real estate license?

- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce

2. What is an activity that requires a real estate license?

- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

3. What is one thing you must do to renew your real estate license in Maryland?

- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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>> Maryland-Real-Estate-Salesperson最新問題 <<

ユニーク-信頼的なMaryland-Real-Estate-Salesperson最新問題試験-試験の準備方法Maryland-Real-Estate-Salesperson難易度受験料

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Real Estate Maryland Real Estate Salesperson Examination 認定 Maryland-Real-Estate-Salesperson 試験問題 (Q89-Q94):

質問 # 89

Which of the following is an example of a metes and bounds description?

- A. Lot 6 of Block 3 of the Meridian subdivision ...
- B. 123 Roanoke Street, Any Town, ST 98765
- C. "Beginning at the iron pin 30 paces from the center of the brook that runs across the road Southwesterly from the dwelling ..."
- D. S ½ SE ¼ NW ¼ Section 2 ...

正解: C

解説:

The metes and bounds system is the oldest method of land description used in the United States and is based on physical landmarks, measurements, and compass directions.

It begins at a defined point of beginning (POB) and traces the boundaries using distances (metes) and directions or angles (bounds), returning to the starting point.

In contrast:

Lot and block (option C) refers to recorded plats.

Rectangular survey (option D) uses township and range.

Street addresses (option A) are not legal descriptions. Maryland still recognizes metes and bounds for rural or irregular parcels.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Property and the Law" Module Maryland Real Property Article 3-101 - Legal Descriptions and Conveyance Requirements.

質問 # 90

A statement such as "This is a dream home with the best views in town" made by a licensee is an example of what?

- A. Positive misrepresentation
- B. A lie
- C. Puffery
- D. Intentional misrepresentation

正解: C

解説:

Puffery refers to subjective statements of opinion or sales talk that a reasonable person would not take as a factual representation.

Phrases like "best views," "dream home," or "finest neighborhood" are considered puffing, not misrepresentation.

Maryland's pre-licensing course distinguishes puffery (legally permissible) from misrepresentation, which involves false statements of material fact that can lead to disciplinary action or liability.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Ethical Conduct and Misrepresentation section.

- Maryland Business Occupations and Professions Article 17-322 (Grounds for Disciplinary Action).

質問 # 91

A buyer can submit the earnest-money deposit in the form of _____.

- A. Verbal assurance
- B. A post-dated check
- C. A personal check
- D. A promissory note

正解: C

解説:

Maryland license law allows the earnest-money deposit (good-faith deposit) to be paid in cash, certified funds, or personal check, provided the terms are disclosed in the sales contract. A post-dated check or promissory note is not considered "good funds" unless

all parties agree in writing. Verbal assurances never satisfy the deposit requirement. The broker must promptly deposit the funds in a designated trust (escrow) account.

Reference: Maryland 60-Hour Course - "Real Estate Contracts" and "Brokerage Operations" modules; COMAR 09.11.02.19 (Escrow Accounts and Trust Money).

質問 # 92

In what type of lease does the landlord pay taxes, maintenance, and insurance?

- A. Triple net lease
- B. Net lease
- C. Percentage lease
- **D. Gross lease**

正解: **D**

解説:

In a gross lease, the landlord/lessor pays the property's operating expenses-commonly including real estate taxes, property insurance, and maintenance-while the tenant pays a fixed rent. By contrast, in net and especially triple-net (NNN) leases, the tenant bears some or all of these operating costs (with NNN typically meaning taxes, insurance, and maintenance are all tenant-paid). A percentage lease bases rent (in whole or part) on the tenant's gross sales and does not inherently shift taxes/insurance/maintenance to the landlord.

References: Maryland pre-licensing curriculum topic "Leases and Property Management" (gross vs. net vs.

percentage vs. triple-net lease definitions); industry-standard lease classifications presented in Maryland salesperson pre-licensing materials.

質問 # 93

Jorge is a dual agent in a single-license dual agency situation. He owes his clients all of the following fiduciary duties EXCEPT.

- A. reasonable skill and care
- **B. undivided loyalty**
- C. honesty
- D. disclosure

正解: **B**

解説:

In dual agency (and Maryland's intra-company/dual agency framework), an agent cannot provide undivided loyalty to both clients in the same transaction. Maryland requires written, informed consent and limits the fiduciary duty of loyalty because representing opposing interests precludes undivided advocacy.

The agent still owes honesty, disclosure of material facts, reasonable skill and care, and confidentiality (within statutory limits), but undivided loyalty is expressly curtailed in dual agency.

References: Maryland 60-Hour Course: "Maryland Agency Law" (dual agency and designated/intra- company agency; required consents; modified duties); Business Occupations and Professions Article, Title 17 (agency disclosures and limitations).

質問 # 94

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我々の係員は全日24時間あなたのお問い合わせをお待ちしております。あなたは我々のMaryland-Real-Estate-Salesperson問題集に疑問を持っているなら、あなたはいつでもどこでもオンラインで我々の係員を問い合わせたり、メールで我々のメールアドレスに送ったりすることができます。我々はタイムリーにあなたのMaryland-Real-Estate-Salesperson問題集についての質問を回復しています。あなたの来信を歓迎しております。あなたにサービスを提供するのは我々の幸いです。

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