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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q118-Q123):

NEW QUESTION # 118

What's the area of a rectangular building that's 40 feet by 20 feet?

- A. 80 feet
- B. 80 square feet
- C. 800 feet
- D. 800 square feet

Answer: D

Explanation:

Area of a rectangle = length \times width. Here, 40 ft \times 20 ft = 800 square feet. Area is always expressed in square units.
Reference: Maryland pre-licensing curriculum - Math for Real Estate (area of rectangles/squares; unit labeling for area vs. linear measures).

NEW QUESTION # 119

What's the primary purpose of bulk zoning?

- A. To restrict density
- B. To increase density
- C. To allow warehouse facilities in residential areas
- D. To keep like properties together

Answer: A

Explanation:

Bulk zoning regulates the intensity of land use-controlling density through standards such as lot size, setbacks, height limits, floor-area ratio (FAR), and open-space requirements. Its primary purpose is to restrict density and prevent overcrowding, not to group similar uses (which is the role of traditional /Euclidean zoning). This is taught in the course's Land Use Controls and Property Development section.

References:

Maryland 60-Hour Principles & Practices Course - Land Use Controls and Property Development (zoning types, including bulk zoning, FAR, setbacks, density controls).

NEW QUESTION # 120

Why would a buyer want to know whether any additions or alterations were made to a property?

- A. So the buyer can use the same contractor for additional additions and alterations
- B. So the buyer can remove these items prior to closing
- C. So the buyer can decide whether a price reduction is in order
- D. So the buyer can determine if permits were pulled

Answer: D

Explanation:

In Maryland, buyers have the right to receive full disclosure of any additions, alterations, or improvements made to a property. This is crucial because such modifications may have required building permits and inspections under state and local building codes.

A buyer wants to know whether permits were obtained to ensure that:

The work was done legally and safely,

It meets local code requirements, and

There are no future liability or resale issues.

Unpermitted work can lead to enforcement actions or costly repairs. The Maryland Property Disclosure and Disclaimer Statement (per Real Property 10-702) requires sellers to disclose known material defects or improvements.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Environmental Issues and Disclosures" Module
Maryland Real Property Article 10-702 - Residential Property Disclosure and Disclaimer Requirements.

NEW QUESTION # 121

What might you find in the legal description of a deed?

- A. Metes and bounds property description
- B. County clerk's name
- C. Name of developer
- D. Title abstract

Answer: A

Explanation:

Comprehensive and Detailed

A legal description precisely identifies a parcel of real estate so it can be uniquely located and distinguished from other property. In Maryland, deeds typically include one of several accepted types of legal descriptions: metes and bounds, lot and block, or rectangular survey (where applicable).

Metes and bounds describe the property boundaries using directions, distances, and reference points (monuments).

This ensures that the property can be clearly identified for conveyance and recording purposes.

Items such as the county clerk's name, developer name, or title abstract are not part of the deed's legal description.

NEW QUESTION # 122

What's a foreclosure?

- A. The sale of a property when the market value of the home is less than what is owed, plus closing cost
- **B. The forced sale of a property due to the borrower defaulting on the mortgage loan**
- C. A property sale that occurs in less than one week
- D. A sale that fails to receive a high enough bid at auction and then falls to the bank's ownership

Answer: B

Explanation:

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

Foreclosure is the legal process by which a lender exercises its right to force the sale of mortgaged property when the borrower defaults on the note or deed of trust.

In Maryland-a judicial foreclosure state-the lender must file a court action before selling the property.

Proceeds from the sale are used to satisfy the debt, accrued interest, and foreclosure costs.

This definition is covered in the Financing module under Mortgage Default and Foreclosure Remedies.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Financing and Foreclosure Procedures section.

- Maryland Real Property Article §7-105 et seq.

NEW QUESTION # 123

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