

Massachusetts-Real-Estate-Salesperson Übungsmaterialien & Massachusetts-Real-Estate- Salesperson realer Test & Massachusetts-Real-Estate- Salesperson Testvorbereitung

<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 ____.

- ☐ a. National Association of Realtors
- ☐ b. National Association of Real Estate Brokers
- ☐ c. Massachusetts Association of Realtors
- ☐ d. 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 ____.

- ☐ a. recertification form
- ☐ b. new license
- ☐ c. reactivation form
- ☐ d. 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.

- ☐ a. 12, 24 months
- ☐ b. 24, 12 months
- ☐ c. 24, 24
- ☐ d. 18, three years

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Pass4Test ist ein Vorläufer in der IT-Branche bei der Bereitstellung von Real Estate Massachusetts-Real-Estate-Salesperson IT-Zertifizierungsmaterialien, die Produkte von guter Qualität bieten. Die Prüfungsfragen und Antworten zur Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung von Pass4Test führen Sie zum Erfolg. Sie werden exzellente Leistungen erzielen und Ihren Traum verwirklichen.

Man soll stets Maßnahmen für Erfolg, sondern keine Ausreden für Misserfolg finden. Die Schulungsunterlagen zur Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung von Pass4Test enthalten Testaufgaben und Antworten, die von unseren erfahrenen IT-Experten durch ihre ständige Praxis und Erforschung entworfen sind. Sie verfügen über hohe Genauigkeit und große Reichweite. Sie werden Ihr bester Helfer sein, während Sie die Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung vorbereiten.

>> Massachusetts-Real-Estate-Salesperson Zertifikatsfragen <<

Massachusetts-Real-Estate-Salesperson Prüfungsaufgaben & Massachusetts-Real-Estate-Salesperson Exam

Durch die kontinuierliche Entwicklung und das Wachstum der IT-Branche in den letzten Jahren ist Massachusetts-Real-Estate-Salesperson Prüfung schon zu einem Meilenstein in der Real Estate-Prüfung geworden. Massachusetts-Real-Estate-Salesperson Prüfung kann Ihnen helfen, ein IT-Profi zu werden. Es gibt Hunderte von Online-Ressourcen, die Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung bieten. Der Grund, warum die meisten Menschen Pass4Test wählen, liegt darin, dass

Pass4Test ein riesiges IT-Elite Team hat. Um Ihnen Zugänglichkeit zur Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung zu gewährleisten, spezialisieren sich unser Eliteteam auf die neuesten Materialien der Real Estate Massachusetts-Real-Estate-Salesperson Prüfung. Pass4Test verpricht, dass Sie zum ersten Mal die Zertifizierung von Real Estate erhalten Real Estate Massachusetts-Real-Estate-Salesperson Prüfung können. Pass4Test steht immer mit Ihnen durch dick und dünn.

Real Estate Massachusetts Real Estate Salesperson Exam Massachusetts-Real-Estate-Salesperson Prüfungsfragen mit Lösungen (Q31-Q36):

31. Frage

What is the difference between a license to use property and an easement?

- A. An easement can be cancelled by the issuer.
- **B. A license can be cancelled by the issuer.**
- C. There must be consideration paid for a license.
- D. There must be consideration paid for an easement.

Antwort: B

Begründung:

A license is a personal, revocable privilege to enter or use another person's land for a specific purpose (e.g., a ticket to a sporting event). A license does not create an interest in land and may be revoked at any time by the issuer.

An easement, however, is a non-possessory interest in land that grants a legal right to use the property of another (e.g., a right-of-way). Easements are generally permanent, run with the land, and cannot simply be canceled by the property owner at will.

Massachusetts law distinguishes between the two: easements are formal property interests that usually require a written grant and may only be terminated by agreement, expiration, or court action, while licenses are informal, temporary, and revocable.

Thus, the correct answer is A: A license can be cancelled by the issuer.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Interests and Rights; M.G.

L. c. 183.

32. Frage

A couple enters into a purchase contract to buy a house, and their parents are providing a \$5,000 earnest money check. The check is deposited in the listing broker's escrow account. The buyers are unable to get financing, and the contract provides for return of the earnest money to the buyers. The buyers and seller agree in writing to the release of the earnest money. The listing broker should

- **A. issue a \$5,000 check to the buyers.**
- B. issue a \$5,000 check to the parents.
- C. return the earnest money check, minus expenses, to the parents.
- D. return the earnest money check, minus expenses, to the buyers.

Antwort: A

Begründung:

Under Massachusetts escrow laws, once an earnest money deposit is given, it becomes part of the transaction and must be held in the broker's escrow account until proper written instructions are received. The critical rule is that the earnest money belongs to the buyer, not to the third party who may have supplied the funds.

Therefore, even though the parents wrote the \$5,000 check, the funds legally belong to the buyers under the purchase and sale agreement. When the contract is canceled due to financing failure, and both parties (buyer and seller) agree in writing to release the deposit, the broker must issue the refund to the buyers, not the parents.

Massachusetts regulations (254 CMR 3.00) require brokers to handle escrow strictly according to the agreement and prohibit deductions for "expenses" unless explicitly authorized. Thus, the correct action is to issue the \$5,000 back to the buyers in full.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Trust Funds & Escrow; 254 CMR

3.10 (Board of Registration of Real Estate Brokers and Salespersons).

33. Frage

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

Antwort: A

Begründung:

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.

34. Frage

Under Housing and Urban Development guidelines, when an advertisement includes the phrase "walk to bus- stop," the advertisement is

- A. Discriminatory against individuals with disabilities.
- B. Only discriminatory against disabled individuals in some cases.
- C. Not discriminatory against disabled individuals.
- D. Only discriminatory if the statement is false.

Antwort: C

Begründung:

HUD guidelines on advertising under the Fair Housing Act (42 U.S.C. §§ 3601-3619) prohibit language that expresses limitations, preferences, or discrimination based on a protected class (race, color, religion, sex, disability, familial status, or national origin).

However, phrases describing the property's location or proximity to amenities (such as "walk to bus-stop" or "near shopping center") are not considered discriminatory under HUD's advertising rules.

HUD distinguishes between "steering language" and neutral descriptors. References to nearby services are acceptable because they do not discourage or exclude individuals with disabilities; they simply describe a geographic fact. HUD specifically lists "walk to transportation" as non-discriminatory advertising language in its Fair Housing Advertising Guidelines.

Reference: HUD Fair Housing Advertising Guidelines; Fair Housing Act (42 U.S.C. § 3604(c)).

35. Frage

Quality Supermarkets has taken occupancy of a retail building and has a long-term lease. As part of their fit- up, they bolt to the floor their meat and dairy coolers, shelves, and check-out stands.

When Quality Supermarkets vacates the property at the end of the lease, will Quality Supermarkets be legally entitled to remove these fixtures?

- A. Yes, if removed prior to the end of the lease.
- B. No, because they are bolted to the floor.
- C. No, because they are trade fixtures.
- D. Yes, because they are appurtenances.

Antwort: A

Begründung:

Comprehensive and Detailed Explanation (150-250 words):

Trade fixtures are items of personal property installed by a commercial tenant for the purpose of conducting business (such as refrigeration units, shelving, or check-out counters). Even though they may be attached (bolted, wired, or plumbed) to the property, they legally remain the tenant's property as long as they are removed before the lease ends and without substantial damage to the premises.

A is incorrect: they are trade fixtures, but trade fixtures are removable by the tenant.

B is incorrect: appurtenances are rights or benefits that run with the land.

C is incorrect: attachment does not override the legal classification of trade fixtures.

Thus, the correct answer is D: Yes, if removed prior to the end of the lease.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership; Fixtures vs. Trade Fixtures.

36. Frage

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Um die Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung zu bestehen, ist es notwendig, geeignete Prüfungsmaterialien zu wählen. Unser Pass4Test bietet Ihnen die effiziente Materialien zur Real Estate Massachusetts-Real-Estate-Salesperson Zertifizierungsprüfung. Die IT-Experten von Pass4Test sind alle erfahrungsreich. Die von ihnen erforschten Materialien sind den realen Prüfungsthemen fast gleich. Pass4Test ist eine Website, die den Kandidaten Bequemlichkeiten zur Zertifizierungsprüfung bietet und Ihnen helfen, die Real Estate Massachusetts-Real-Estate-Salesperson Prüfung zu bestehen.

Massachusetts-Real-Estate-Salesperson Prüfungsaufgaben: <https://www.pass4test.de/Massachusetts-Real-Estate-Salesperson.html>

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Ein Rotkehlchen, das gesehen hatte, wie übel es den Wildgänsen bei den Schwänen Massachusetts-Real-Estate-Salesperson erging, war der Helfer, Vielleicht schon morgen sagte Malin, Im Vergleich zu anderen Websites ist Pass4Test immer noch der Best-Seller auf dem Markt.

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