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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q84-Q89):

NEW QUESTION # 84

In terms of encumbrances, what's a license?

- A. Permission to alter someone's land or property
- **B. Permission without possession, interest, or ownership**
- C. Process by which a non-owner gains possession of a property after a certain amount of time
- D. Permission to do something on another's land while also possessing an interest or ownership in the land

Answer: B

Explanation:

Comprehensive and Detailed

A license is a personal, revocable privilege to perform some act on another person's land without any possessory right or ownership interest. Unlike an easement, a license does not transfer with the land and can be revoked at any time by the licensor. Examples include permission to hunt, park, or attend an event on private property.

In Maryland's pre-licensing course, this concept is taught under "Interests in Real Estate" as a type of encumbrance that affects property use but not ownership.

NEW QUESTION # 85

Plat of Block 28, Woodmen Heights Tract, recorded in Map Book 27, page 68, at the Elder County Records Office is an example of which essential element of a deed?

- A. Consideration
- B. Habendum clause
- **C. Legal description**
- D. Granting clause

Answer: C

Explanation:

A reference to a recorded plat (lot and block system) is a form of legal description, an essential element that precisely identifies the property being conveyed. Consideration is the value exchanged; the granting clause (words of conveyance) shows intent to transfer; the habendum clause defines the estate being granted (e.g., "to have and to hold...").

References: Maryland 60-Hour Course: "Transfer of Title" (deed essentials-parties, consideration, granting clause, legal description, habendum, execution, delivery, acceptance).

NEW QUESTION # 86

According to the Maryland Code of Ethics, which statement most accurately describes a licensee's responsibility related to written offers on their listings?

- A. All formal written offers received by the licensee must be presented to the owner, even after the seller accepts an offer.
- B. A licensee is only required to present formal written offers that are equal to or more than the listing price.
- C. A licensee is only required to present formal written offers within a certain range of the listing price of the property.
- **D. All formal written offers received by the licensee must be presented to the owner until the seller accepts an offer.**

Answer: D

Explanation:

Comprehensive and Detailed

Under COMAR 09.11.02.33A(5) and the Maryland Code of Ethics, a licensee must promptly present all written offers to the property owner until an offer has been accepted. After acceptance, new offers need not be presented unless the seller specifically requests. This rule ensures fair treatment and full disclosure to clients while maintaining professional standards of practice.

NEW QUESTION # 87

Which photograph of a home for sale should not be published for public viewing?

- A. A photo of the master bathroom that also shows the photographer's arm reflected in the mirror
- B. An exterior photo showcasing the pool and outdoor kitchen/bar area
- **C. A photo of the billiards room that reveals the owner's collection of antique guns**
- D. A wide-angle photo of the renovated kitchen that makes the area look larger than it really is

Answer: C

Explanation:

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

The course stresses that licensees must protect a seller's privacy and personal security when marketing property. Photos that display personal possessions such as firearms, medications, financial documents, or valuables should never be published. Revealing these items can create a safety and liability risk for the seller and may violate professional ethical standards regarding confidentiality. Therefore, the image showing the owner's collection of antique guns should not be made public.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Listing and Marketing Property section.
- Maryland Code of Ethics for Real Estate Licensees, COMAR 09.11.02.01 et seq.

NEW QUESTION # 88

When assigning a contract, what should the assignor ensure is permitted in the purchase contract?

- A. A due-on-sale clause
- B. Termination
- **C. Assignability**
- D. Acceleration

Answer: C

Explanation:

A contract assignment occurs when a buyer (the assignor) transfers his or her contractual rights to another party (the assignee) before closing.

However, this is only allowed if the original purchase contract permits assignment—that is, if it includes an assignability clause or does not prohibit assignment.

If the contract specifically states "non-assignable" or "assignment requires seller consent," the assignor must comply with those terms. This concept appears in the Contracts and Transaction Procedures section of the course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Real Estate Contracts and Assignments section.
- Maryland Contract Law Principles (General Common Law on Assignability).

NEW QUESTION # 89

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