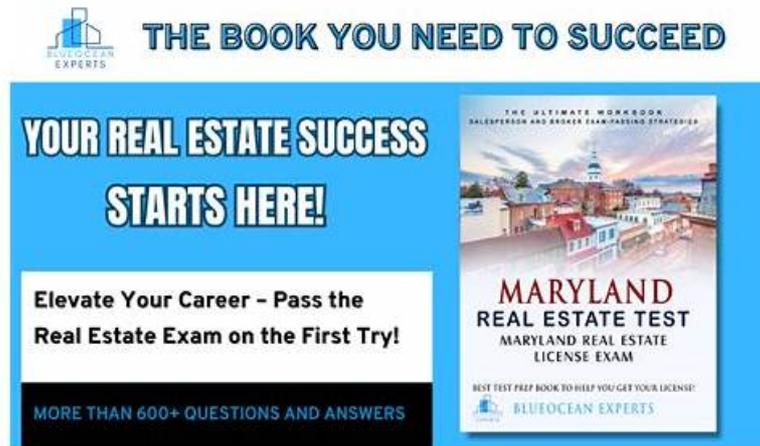


2026 Real Estate Fantastic Maryland-Real-Estate-Salesperson: New Maryland Real Estate Salesperson Examination Exam Test



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>> **New Maryland-Real-Estate-Salesperson Exam Test** <<

Maryland-Real-Estate-Salesperson Exam - Maryland-Real-Estate-Salesperson Questions Exam

Real Estate dumps are designed according to the Real Estate Maryland-Real-Estate-Salesperson certification exam standard and have hundreds of questions similar to the actual Maryland-Real-Estate-Salesperson exam. Test4Cram Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) web-based practice exam software also works without installation. It is browser-based; therefore no need to install it, and you can start practicing for the Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam by creating the Real Estate Maryland-Real-Estate-Salesperson practice test.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q143-Q148):

NEW QUESTION # 143

One of Mrs. Wilson's tenants is leaving in a few months. She hates to see this particular tenant go because he has been an ideal tenant-always paying his rent on time, keeping his place clean, and never a complaint.

Unlike so many of her other tenants, this tenant deserves to get back his security deposit. By law, when must Mrs. Wilson return the deposit to her tenant?

- A. Within two months of the lease ending.
- B. Within one month of the lease ending.
- **C. Within 45 days of the lease ending.**
- D. Within two weeks of the lease ending.

Answer: C

Explanation:

Under Maryland landlord-tenant law, the landlord must return the tenant's security deposit, with any required interest, within 45 days after the end of the tenancy, less any permissible deductions for unpaid rent or damages beyond ordinary wear and tear. The landlord must also provide an itemized statement of any deductions. The 45-day deadline is statutory and is emphasized in Maryland pre-licensing instruction within property management and leasing modules.

References (Maryland Sources / Pre-Licensing Core Content):

* Maryland Real Property Article 8-203 (Security Deposits) - return within 45 days; interest; itemization of deductions.

* Maryland 60-Hour Pre-Licensing Course: "Leases and Property Management" (security deposits; deadlines; itemized statements).

NEW QUESTION # 144

What happens when personal property is attached to real property?

- A. It's considered detached property.
- **B. It becomes a fixture.**
- C. It's classified as emblements.
- D. It remains personal property.

Answer: B

Explanation:

When personal property (chattel) is physically attached to real property in such a way that it becomes part of the real estate, it becomes a fixture. Fixtures transfer with the property upon sale unless specifically excluded in the contract. The determination depends on attachment, adaptation, and intent. Maryland's course addresses fixtures under "Real Property and the Law," emphasizing how they affect ownership and conveyance.

Reference: Maryland 60-Hour Principles and Practices Course - "Real Property and the Law" Topic; Maryland Real Property Article 1-101(b).

NEW QUESTION # 145

Property ownership for an indeterminable length of time is an example of what form of estate?

- A. Leasehold
- B. Periodic
- **C. Freehold**
- D. Homestead

Answer: C

Explanation:

The estates module distinguishes freehold estates (ownership for an indefinite/indeterminable duration, such as fee simple or life estates) from leasehold estates (possession for a definite, limited term under a lease, such as estate for years or periodic tenancy). "Homestead" is a protective legal concept, not a duration type. Therefore, ownership for an indeterminable length of time is a freehold estate.

References: Maryland 60-Hour Principles and Practices of Real Estate - Interests in Real

NEW QUESTION # 146

A buyer representation agreement is similar to which document used when representing a seller?

- A. A seller's net sheet

- B. A listing agreement
- C. A seller disclosure
- D. A consumer notice

Answer: B

Explanation:

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

A buyer representation agreement establishes an agency relationship between a buyer and a broker, outlining the broker's duties and compensation for assisting the buyer in finding and purchasing a property.

This agreement serves the same purpose as a listing agreement does for a seller-it defines the relationship, responsibilities, and authority between client and broker.

Both agreements are legally binding contracts and must include the terms of representation, duration, and agency disclosures as required by Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Listing Agreements and Buyer Representation" Module Md. Business Occupations and Professions Article §17-532 - Duties of Licensees in Agency Relationships.

NEW QUESTION # 147

A landlord locks a tenant out and requires the tenant to pay past-due rent before regaining access to the unit.

This is considered:

- A. Constructive eviction
- B. Illegal
- C. Termination
- D. Personal possession lien process

Answer: B

Explanation:

Maryland law prohibits self-help eviction, which occurs when a landlord takes direct action-such as locking out a tenant or removing their belongings-without a court order.

Only a sheriff or court-appointed officer may evict a tenant following a court judgment for possession.

A landlord who locks out a tenant to recover rent is acting illegally, even if rent is overdue.

This topic is addressed in the Leasing and Property Management module of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Landlord-Tenant Law section.

- Real Property Article 8-216 - Prohibited Acts of Landlord (Self-Help Eviction).

NEW QUESTION # 148

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