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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q96-Q101):

NEW QUESTION # 96

What are emblements considered to be?

- A. A subsurface right
- B. Real property
- C. Land
- D. Personal property

Answer: D

Explanation:

In the "Real Property and the Law" segment, the course distinguishes between real property (land, improvements, and appurtenances) and personal property (movable items not affixed to land). Emblements -also called *fructus industriaes*-are annually cultivated crops (e.g., corn, wheat, vegetables) produced through tenant labor and industry. These are treated as personal property belonging to the person who planted them, typically the tenant, even if the crops mature after the tenancy ends. By contrast, *fructus naturales* (e.g., trees, shrubs, perennial plants) are part of the land and therefore real property until severed.

References (Course Outline/Study Topics): Maryland 60-Hour Principles and Practices of Real Estate - "Real Property and the Law" (Real vs. personal property; *fructus industriaes*/emblements vs. *fructus naturales*).

NEW QUESTION # 97

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

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

Answer: D

Explanation:

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).

NEW QUESTION # 98

Why was the Civil Rights Act of 1866 monumental among fair housing and antidiscrimination laws?

- A. It added sexual orientation as a protected class.
- B. It provided no exceptions for discrimination based on race or color.
- C. It abolished slavery.
- D. It was adopted by the United Nations.

Answer: B

Explanation:

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

The Civil Rights Act of 1866 was the first federal law to address discrimination in housing and property rights. It declares that all U.S. citizens shall have the same rights as white citizens to inherit, purchase, lease, sell, hold, and convey real and personal property, regardless of race or color.

Unlike later fair housing laws, this Act includes no exemptions-it applies to all property transactions, public or private.

This law is a foundation of modern fair housing legislation, and its absolute prohibition on racial discrimination still applies today.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Fair Housing and Ethics section.
- Civil Rights Act of 1866, 42 U.S.C. §1982.

NEW QUESTION # 99

In Maryland, it's customary for the buyer and seller to split the transfer and recordation _____.

- A. 30/70
- B. 40/60
- C. 50/50
- D. 25/75

Answer: C

Explanation:

Maryland practice (as taught in pre-licensing) recognizes a customary 50/50 split of transfer and recordation taxes between buyer and seller, subject to local custom and negotiation. Parties may allocate differently in the contract, and some jurisdictions have varying defaults; however, exam-prep materials present 50/50 as the standard custom unless otherwise agreed.

References: Maryland 60-Hour Course: "Closing the Real Estate Transaction" (Maryland closing customs; allocation of transfer and recordation taxes; contract may supersede custom).

NEW QUESTION # 100

When a lower-quality property is adjacent to a higher-quality property, it can diminish the value of the higher-quality property. What economic principle of value is this?

- A. Anticipation
- B. Progression
- C. Contribution
- **D. Regression**

Answer: D

Explanation:

Comprehensive and Detailed

The principle of regression states that a property of higher value may decrease in worth when located near or among lower-quality properties. Conversely, the principle of progression means a lower-valued property can gain value by proximity to higher-quality ones.

This concept is emphasized in the Maryland pre-licensing module "Real Estate Appraisal and Valuation" to explain how neighborhood characteristics influence market value.

NEW QUESTION # 101

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