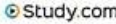


Reliable Maryland-Real-Estate-Salesperson Test Price - Free PDF Quiz 2026 Real Estate First-grade Maryland-Real-Estate-Salesperson Training Kit

<http://study.com/academy/practice/quiz-worksheet-maryland-real-estate-salesperson-license-requirements.html> 

Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

1. What is one of the steps needed to get a Maryland real estate license?

- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce




2. What is an activity that requires a real estate license?

- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

3. What is one thing you must do to renew your real estate license in Maryland?

- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q123-Q128):

NEW QUESTION # 123

Homeowners can take several actions related to pest infestations, but which of the following actions should be left to licensed pest management professionals?

- A. Removing moisture from the home
- B. Installing a vapor barrier
- C. Looking for signs of an infestation
- D. Applying pesticides

Answer: D

Explanation:

The course's Environmental Issues content explains that while owners can perform basic prevention (reducing moisture, sealing entry points, monitoring for signs, installing vapor barriers), the application of many pesticides-particularly restricted-use pesticides and termite treatments-must be performed by properly licensed pest management professionals due to health, safety, and regulatory requirements. Real estate professionals should know when to recommend qualified, licensed contractors for inspections and treatment and understand disclosure duties regarding known infestations and prior treatments.

References: Maryland 60-Hour Principles and Practices of Real Estate - Environmental Issues and Disclosures: wood-destroying insects, inspections, treatment, licensing considerations, and disclosure obligations.

NEW QUESTION # 124

Why are legal descriptions required in real estate contracts?

- A. To calculate the exact property taxes owed by the new owner
- B. To establish the legal boundaries for future construction on the property
- C. To ensure the piece of property can be clearly identified from all other properties
- D. To guarantee the buyer is receiving the exact property they believe they are purchasing

Answer: C

Explanation:

A legal description uniquely identifies a parcel of real estate so it can be distinguished from every other property.

In Maryland, contracts and deeds must contain a valid legal description, such as:

Metes and bounds,

Lot and block, or

Rectangular survey (government survey). This ensures the transfer is legally enforceable and leaves no ambiguity about what property is being conveyed. Without a legal description, a real estate contract or deed may be deemed invalid or unenforceable in court.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Property and the Law" Module Maryland Real Property Article 3-101 - Formal Requisites of Instruments of Conveyance.

NEW QUESTION # 125

How many approaches to value do appraisers generally use?

- A. Three
- B. Two
- C. Four
- D. One

Answer: A

Explanation:

Appraisers generally employ three approaches to value: the Sales Comparison Approach (market data), the Cost Approach (replacement/reproduction cost minus depreciation plus land value), and the Income Approach (capitalizing net operating income). Maryland's pre-licensing curriculum teaches all three as standard methodology, with applicability depending on property type and data availability.

References: Maryland 60-Hour Principles & Practices Course - Real Estate Appraisal and Valuation (sales comparison, cost, and income approaches; reconciliation).

NEW QUESTION # 126

What type of property is a condominium?

- A. A condo is a single-family property.
- B. A condo has a proprietary lease.
- **C. A condo is a multi-family property.**
- D. A condo always includes landownership.

Answer: C

Explanation:

A condominium is a form of ownership, not a type of structure.

It typically consists of multiple units (multi-family or multi-unit buildings) in which each owner holds title to their individual unit and shares ownership of common areas (e.g., hallways, pools, grounds) through the condominium association.

This differs from a cooperative (co-op), where residents hold shares and a proprietary lease.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Forms of Real Estate Ownership" Module
Maryland Condominium Act, Real Property Article 11-101 et seq.

NEW QUESTION # 127

Assume you are a licensee in Maryland who has recently entered into an agreement with a seller to represent their interests in a real estate transaction. At what point are you required to provide a potential buyer with the agency disclosure notice?

- A. After the buyer deposits the earnest money in escrow
- **B. At your first scheduled face-to-face meeting with the buyer about the seller's property**
- C. When the buyer asks you to represent them as well
- D. After the seller accepts the buyer's offer

Answer: B

Explanation:

Maryland law requires that a licensee acting as a seller's agent must provide any unrepresented buyer with the "Understanding Whom Real Estate Agents Represent" disclosure at the first scheduled face-to-face meeting about a specific property.

The purpose is to ensure that consumers understand who represents whom before discussing confidential or motivational information.

This rule is clearly detailed in the Maryland Agency Law module of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Maryland Agency Law section.
- Business Occupations and Professions Article 17-530 through 17-534.
- COMAR 09.11.07.01 - Agency Disclosure Requirements.

NEW QUESTION # 128

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