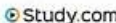


Test Maryland-Real-Estate-Salesperson Discount Voucher & New Maryland-Real-Estate-Salesperson Test Notes

<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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>> **Test Maryland-Real-Estate-Salesperson Discount Voucher** <<

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The Real Estate market has become so competitive and tough with time. To satisfy this task the professionals have to analyze new in-name for skills and improve their expertise. With the Real Estate Maryland-Real-Estate-Salesperson certification exam they could do that activity fast and well. Your examination training with Real Estate Certification Questions is our top priority at Actual4Exams. To do this they just join up in Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) certification exam and show a few firm dedication and self-discipline and prepare well to crack the Maryland-Real-Estate-Salesperson examination.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q117-Q122):

NEW QUESTION # 117

In the sales comparison approach, the appropriateness of the various comparable sales in relationship to the subject is considered in a process known as _____, where certain factors may be given more weight.

- A. Reconciliation
- B. Conformity
- C. Averaging
- D. Bracketing

Answer: A

Explanation:

In the sales comparison approach, after making market-supported adjustments to comparable sales, the appraiser engages in reconciliation—a professional judgment process that weighs the quality and relevance of each comparable (e.g., similarity, extent and reliability of adjustments, data verification) and does not simply average the indicated values.

Bracketing is a selection technique (choosing comps slightly superior and inferior to the subject), and conformity is an appraisal principle (value is maximized when properties are similar). Neither is the final weighing process.

References: Maryland pre-licensing curriculum-Real Estate Appraisal and Valuation (sales comparison steps; adjustments; reconciliation and weighting of indications of value).

NEW QUESTION # 118

Kip is a sub-agent working with a buyer customer, Charlie, for Sheila's listing of May's property. To whom does Kip owe his loyalty?

- A. May
- B. Charlie
- C. Sheila and May
- D. Sheila and Charlie

Answer: A

Explanation:

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

In a sub-agency relationship, the cooperating licensee (sub-agent) works with a buyer but represents the seller, not the buyer.

Kip, as a sub-agent, owes fiduciary duties of loyalty, obedience, confidentiality, and disclosure to the seller (May), the same client represented by Sheila, the listing agent.

The buyer, Charlie, is treated as a customer, not a client, meaning no fiduciary obligations exist beyond honesty and fair dealing.

This principle is covered in Maryland's Law of Agency and Brokerage Operations modules.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Agency Relationships and Sub-Agency sections.

- Business Occupations and Professions Article §17-530 - §17-534.

NEW QUESTION # 119

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

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

Answer: B

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 # 120

Which statement best represents how dual agency is impacted by teams in Maryland?

- A. The dual agent may be part of the same team as the ICAs.
- **B. The broker may designate ICAs from within a team, with the broker or office manager serving as the dual agent.**
- C. The broker may serve as an ICA along with a team member.
- D. Dual agency isn't allowed within real estate teams.

Answer: B

Explanation:

Under Maryland Real Estate Brokers Act 17-530 and COMAR 09.11.02.08, dual agency is permitted only when informed, written consent is obtained from both buyer and seller. When licensees operate as part of a team, the broker (or office manager acting as the broker's designee) may appoint intra-company agents (ICAs) from within that team to represent each party.

The broker or manager then acts as the dual agent, overseeing both sides without providing direct representation to either. This structure preserves confidentiality and compliance with Maryland's agency disclosure requirements.

Reference: Maryland 60-Hour Principles and Practices Course - "Maryland Agency Law" Module; Maryland Business Occupations and Professions 17-530; COMAR 09.11.02.08.

NEW QUESTION # 121

In the conveyance of real property after death, what takes precedent over any terms specified in the deceased person's will?

- A. Intestate
- B. Nothing
- C. Heirs' wishes
- **D. Operation of law**

Answer: D

Explanation:

In real property conveyance, certain interests and transfers occur by operation of law and therefore supersede contrary provisions in a will. Common examples include joint tenancy with right of survivorship, tenancy by the entirety, life estates with a named remainderman, and properly created transfer-on-death/beneficiary designations. These interests vest automatically at death and are not controlled by the decedent's will.

"Intestate" refers to dying without a valid will and does not itself take precedence over a will. The heirs' wishes have no legal effect against properly vested interests. Therefore, where applicable, operation of law controls over will terms regarding those interests.

References: Maryland pre-licensing curriculum- Transfer of Title (voluntary and involuntary conveyances; operation of law; survivorship estates; will vs. non-probate transfers).

NEW QUESTION # 122

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