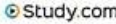


Quiz 2026 Reliable Maryland-Real-Estate-Salesperson: Reliable Maryland Real Estate Salesperson Examination Test Pattern

<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 (Q60-Q65):

NEW QUESTION # 60

Once signed, the listing agreement is a legally binding contract between

- A. The buyer and seller
- **B. The listing broker and seller**
- C. The buyer's agent and seller
- D. The seller and lender

Answer: B

Explanation:

A listing agreement is a legally binding contract that establishes an agency relationship between the seller (client) and the listing broker (agent).

The agreement authorizes the broker to market the property and represent the seller's interests in finding a ready, willing, and able buyer.

While the salesperson may work directly with the seller, the contractual relationship exists between the broker and the seller-not the individual licensee.

This principle is emphasized in the Maryland course under "Listing Agreements and Buyer Representation." 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 - Agency Relationship Between Broker and Client.

NEW QUESTION # 61

Between commercial and residential properties, which type of property is depreciated for a longer time?

- A. Both commercial and residential income-producing properties are depreciated according to the same schedule.
- B. You cannot depreciate income-producing properties.
- **C. Commercial income-producing properties are depreciated longer (39 years) than residential income-producing properties (27.5 years) are.**
- D. Residential income-producing properties are depreciated longer (39 years) than commercial income-producing properties (27.5 years) are.

Answer: C

Explanation:

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

Under the Internal Revenue Code (IRC §168), depreciation is a method for recovering the cost of income-producing property over time.

Residential income-producing properties (such as apartment buildings) are depreciated over 27.5 years.

Commercial income-producing properties (such as office buildings) are depreciated over 39 years. These timelines are based on the Modified Accelerated Cost Recovery System (MACRS) used for tax purposes. This concept is included in the Maryland Pre-Licensing Course within the Appraisal and Valuation section, to ensure licensees understand property valuation and investment considerations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module Internal Revenue Code §168 - MACRS Depreciation Rules.

NEW QUESTION # 62

What are PCBs?

- A. A substance that grows due to moisture problems
- **B. Chemical compounds used in cooling and insulating, mainly in electrical transformers**
- C. A chemical compound that occurs naturally in the environment
- D. A substance resulting from the decay of uranium

Answer: B

Explanation:

Comprehensive and Detailed

Polychlorinated biphenyls (PCBs) are synthetic chemical compounds formerly used as coolants and insulators in electrical equipment, hydraulic systems, and fluorescent-light ballasts. They are toxic, persistent in the environment, and regulated by the U.S. EPA under the Toxic Substances Control Act (TSCA). Maryland's course covers PCBs among major environmental hazards requiring disclosure or remediation.

NEW QUESTION # 63

Once signed, the listing agreement is a legally binding contract between

- A. The buyer and seller
- **B. The listing broker and seller**
- C. The buyer's agent and seller
- D. The seller and lender

Answer: B

Explanation:

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

A listing agreement is a legally binding contract that establishes an agency relationship between the seller (client) and the listing broker (agent).

The agreement authorizes the broker to market the property and represent the seller's interests in finding a ready, willing, and able buyer.

While the salesperson may work directly with the seller, the contractual relationship exists between the broker and the seller-not the individual licensee.

This principle is emphasized in the Maryland course under "Listing Agreements and Buyer Representation." 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 - Agency Relationship Between Broker and Client.

NEW QUESTION # 64

Before you sign an exclusive right to sell agreement with a seller, what must you do?

- A. List the property.
- **B. Explain the option of the exclusive agency agreement.**
- C. Provide a pro forma.
- D. Market the property.

Answer: B

Explanation:

Maryland agency law requires that licensees disclose and explain brokerage relationship options and obtain a signed brokerage agreement before providing client-level services. Prior to entering an exclusive right to sell, the licensee must present available forms of representation (e.g., exclusive right to sell vs.

exclusive agency) and explain the duties, compensation, and implications of each so the seller can make an informed choice. Listing or marketing cannot lawfully proceed as client-level services without the executed agreement and required disclosures.

References: Maryland pre-licensing curriculum-Maryland Agency Law (timing and content of brokerage disclosures; forms of listing agreements; informed consent).

NEW QUESTION # 65

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With the development of science and technology, getting Maryland-Real-Estate-Salesperson certification as one of the most powerful means to show your ability has attracted more and more people to be engaged in the related exams. Thus there is no doubt that candidates for the exam are facing ever-increasing pressure of competition. Since Maryland-Real-Estate-Salesperson Certification has become a good way for all of the workers to prove how capable and efficient they are. But it is universally

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