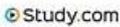


Free PDF Quiz Real Estate - Unparalleled Maryland-Real-Estate-Salesperson - Sample Maryland Real Estate Salesperson Examination Questions

<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 (Q129-Q134):

NEW QUESTION # 129

What is it called when a person who has possession of a property through a life estate abuses the property or allows it to deteriorate?

- A. Estate at sufferance
- **B. Act of waste**
- C. Reversionary interest
- D. Escheat

Answer: B

Explanation:

A life tenant holds possession for the duration of a measured life but must maintain the property and preserve its value for the remainderman or reversionary owner.

When the life tenant damages, neglects, or depletes the property, that conduct is termed an act of waste.

The future interest holder may take legal action to stop such waste.

The concept appears under "Interests in Real Estate" when describing life estates and their limitations.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Estates in Land chapter.
- Maryland Real Property Article 14-101 et seq.

NEW QUESTION # 130

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

Answer: C

Explanation:

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 # 131

How does the income from property taxes benefit the community?

- A. It's used to determine property tax increases.
- B. It's used to build high-end housing.
- C. It's used to build new shopping malls.
- **D. It's used to fund essential services and public works.**

Answer: D

Explanation:

Property taxes collected by local jurisdictions in Maryland support essential public services such as schools, police and fire departments, infrastructure maintenance, libraries, and sanitation. The revenue forms the primary funding source for county and municipal budgets. These taxes do not automatically determine future tax rates; rather, they sustain ongoing community operations

and improvements.

Reference: Maryland 60-Hour Course - "Land Use Controls and Property Development" topic; Maryland Tax- Property Article 6-201 and Local Government Finance Overview.

NEW QUESTION # 132

Which of these is an example of a lot-and-block description?

- A. S ½ SE ¼ NW ¼ Section 2 ...
- B. Lot 6 of Block 3 of the East Subdivision plat as recorded in Map Book 18, Page 11 at the Recorder of Deeds
- C. 123 Roanoke Street Any Town, ST 98765
- D. "Beginning at the iron pin 30 paces from the center of the brook that runs across the road southwesterly from the dwelling ..."

Answer: B

Explanation:

A lot-and-block legal description identifies land within a recorded subdivision plat, referencing a specific lot number, block number, map book, and page filed with the county recorder. It's the most common method for urban and suburban properties in Maryland. Choices B and D represent metes-and-bounds and rectangular survey systems, respectively; A is simply a street address.

Reference: Maryland 60-Hour Course - "Real Property and the Law" Topic (Legal Descriptions); Maryland Real Property Article 3-108 (Plats and Recorded Maps).

NEW QUESTION # 133

What is typically included in a Multiple Listing Service (MLS) used by real estate professionals?

- A. An online database of active, under contract, sold, expired, and withdrawn listings
- B. A proprietary site open only to real estate professionals
- C. A free service for real estate professionals and the public
- D. A classified advertising site that charges by the column inch

Answer: A

Explanation:

Comprehensive and Detailed

The Multiple Listing Service (MLS) is a cooperative online database used by licensed real estate professionals to share information about properties for sale or lease. It includes active, pending/under-contract, sold, expired, and withdrawn listings. The MLS enhances market transparency and cooperation among brokers, ensuring accurate data and broad property exposure.

NEW QUESTION # 134

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