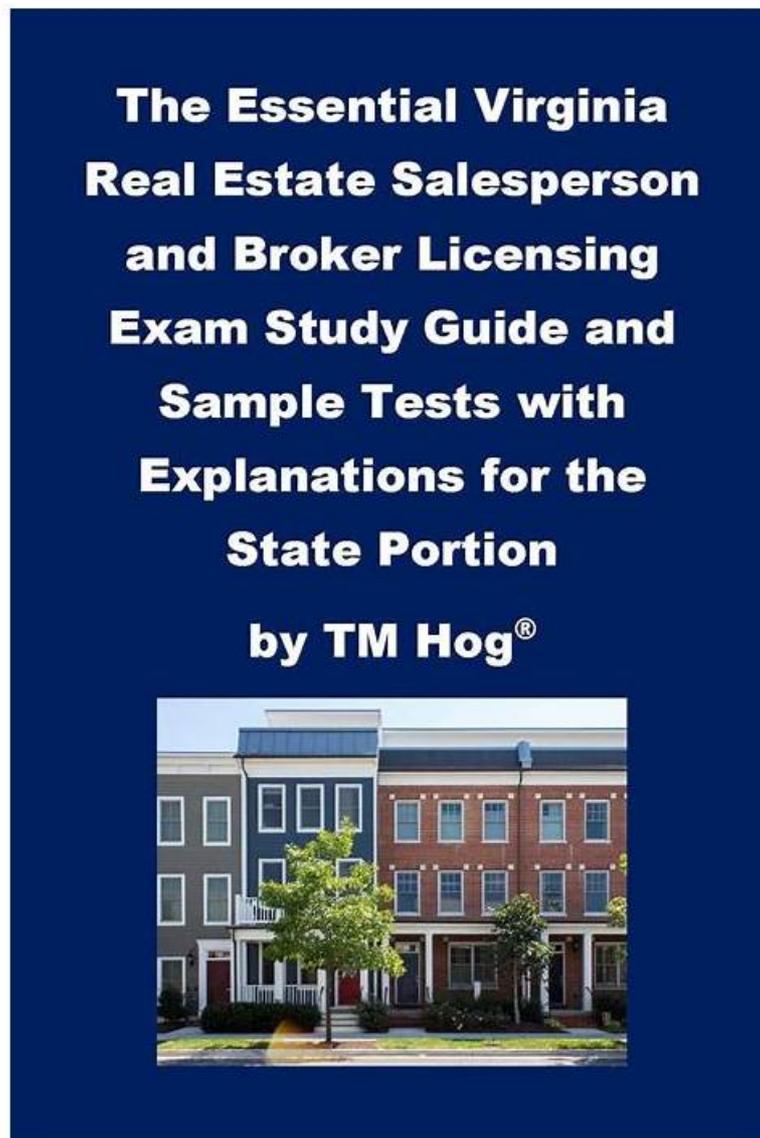


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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q25-Q30):

### NEW QUESTION # 25

What is the legal doctrine by which the decedent's property will pass to the state without their consent if that individual dies without a will, a surviving spouse, lineal descendants, or other known heirs?

- A. police power
- B. escheat
- C. variance
- D. eminent domain

**Answer: B**

Explanation:

This is the same as Question 100 - likely a duplicate question. Again, the answer is escheat because property without heirs or a will reverts to the state.

Reference (Virginia Real Estate):

Same as Question 100.

### NEW QUESTION # 26

What is the perimeter of a rectangular lot with the dimensions of 40 ft. x 50 ft. ?

- A. 200 ft.
- B. 150 ft.
- C. 90 ft.
- D. 180 ft.

**Answer: D**

Explanation:

Formula for perimeter of a rectangle:

$$P = 2(L + W)$$

$$P = 2(40 + 50) = 2(90) = 180 \text{ ft.}$$

Wait — checking carefully:

- Length = 50 ft
- Width = 40 ft
- Add sides:  $50 + 50 + 40 + 40 = 180 \text{ ft}$

Thus, correct perimeter is 180 ft (B), not 200.

Reference (Virginia Real Estate Math):

Real Estate Math section in Virginia pre-license education

A490-02REGS.pdf - Math requirements for licensure

□ Corrected: Answer = B. 180 ft

### NEW QUESTION # 27

The VRLTA applies to:

- A. anyone who owns more than two rental properties
- B. anyone who owns one property
- C. anyone who owns a commercial property
- D. anyone who owns more than five rental properties

**Answer: A**

Explanation:

The Virginia Residential Landlord and Tenant Act (VRLTA) applies to:

All landlords who own more than two rental units or more than 10% interest in more than two rental units.

Landlords with two or fewer units may be exempt unless they choose to opt in.

This ensures tenant protections apply broadly, while small-scale landlords with only one or two rentals may be treated differently.

Reference (Virginia Real Estate):

Virginia Code § 55.1-1201 (Application of VRLTA)

Virginia Real Estate Principles - Landlord-tenant law section

A490-02REGS.pdf - VRLTA curriculum

### NEW QUESTION # 28

What are mortgage-backed securities?

- A. investment instruments that have packaged mortgages as collateral
- B. promissory notes that reference a security instrument
- C. the rights to real property being held by one party for the benefit of another
- D. notices that acknowledge a borrower's debt to the lender and promise to repay the holder of the note

**Answer: A**

Explanation:

Mortgage-Backed Securities (MBS) are investment instruments created when lenders bundle groups of mortgages and sell them to investors. These securities are backed by the cash flow from the underlying mortgage loans.

Investors receive interest and principal payments derived from homeowners' mortgage payments.

MBS are often issued by government-sponsored entities like Fannie Mae, Freddie Mac, or Ginnie Mae.

They help provide liquidity in the mortgage market by allowing lenders to free up funds to make more loans.

Reference (Virginia Real Estate & Finance):

Virginia Principles of Real Estate textbook discussions on financing and secondary mortgage market Real Estate Settlement education material in A490-02REGS.pdf (Mortgage Finance section)

### NEW QUESTION # 29

An licensee in Virginia writes an online ad. It MUST include all of the below:

- A. the licensee's name and the name of the firm in which the licensee is active
- B. the licensee's name, the name of the firm in which the licensee is active, and the city and state in which the licensee's place of business is located
- C. the licensee's name, and the city and state in which the licensee's place of business is located
- D. the licensee's name, the name of the firm in which the licensee is active, the city and state in which the licensee's place of business is located, and the licensee's phone number

**Answer: A**

Explanation:

According to Virginia Real Estate Board advertising regulations (18 VAC 135-20-190):

All advertising must clearly include the licensee's name and the name of the firm with which the licensee is active.

For online advertising, the firm name must be "conspicuous, legible, and readily identifiable." The city/state of business or the licensee's phone number is not required by law in every ad.

Therefore, the minimum requirement for compliance is licensee's name and firm name.

Reference (Virginia Real Estate):

Virginia Administrative Code 18 VAC 135-20-190 (Advertising by licensees) Code of Virginia Title 54.1, Chapter 21

### NEW QUESTION # 30

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