

Massachusetts-Real-Estate-Salesperson Formal Test & Massachusetts-Real-Estate-Salesperson Valid Test Cram



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We provide the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam questions in a variety of formats, including a web-based practice test, desktop practice exam software, and downloadable PDF files. Exam4Labs provides proprietary preparation guides for the certification exam offered by the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam dumps. In addition to containing numerous questions similar to the Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) exam, the Real Estate Massachusetts-Real-Estate-Salesperson exam questions are a great way to prepare for the Real Estate Massachusetts-Real-Estate-Salesperson exam dumps.

Revealing whether or not a man succeeded often reflect in the certificate he obtains, so it is in IT industry. Therefore there are many people wanting to take Real Estate Massachusetts-Real-Estate-Salesperson exam to prove their ability. However, want to pass Real Estate Massachusetts-Real-Estate-Salesperson Exam is not that simple. But as long as you get the right shortcut, it is easy to pass your exam. We have to commend Exam4Labs exam dumps that can avoid detours and save time to help you sail through the exam with no mistakes.

>>> **Massachusetts-Real-Estate-Salesperson Formal Test** <<<

Massachusetts-Real-Estate-Salesperson Valid Test Cram - Massachusetts-Real-Estate-Salesperson Reliable Exam Practice

For starters and professionals Massachusetts Real Estate Salesperson Exam play a significant role to verify skills, experience, and knowledge in a specific technology. Enrollment in the Massachusetts Real Estate Salesperson Exam Massachusetts-Real-Estate-Salesperson is open to everyone. Upon completion of Massachusetts Real Estate Salesperson Exam Massachusetts-Real-Estate-Salesperson Exam Questions' particular criteria. Participants in the Massachusetts-Real-Estate-Salesperson Questions come from all over the world and receive the credentials for the Massachusetts Real Estate Salesperson Exam Massachusetts-Real-Estate-Salesperson Questions. They can quickly advance their careers in the fiercely competitive market and benefit from certification after earning the Massachusetts-Real-Estate-Salesperson Questions badge. However, passing the Massachusetts Real Estate Salesperson Exam Massachusetts-Real-Estate-Salesperson is the primary concern.

Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q118-Q123):

NEW QUESTION # 118

An owner has a freestanding cabinet that was custom-built to fit an alcove of the living room. When the owner sells the home, the cabinet will be best described as

- A. a fixture.
- B. real property.
- C. an appurtenance.

- D. personal property.

Answer: A

Explanation:

A fixture is personal property that has been permanently attached or adapted to real estate so that it becomes part of the real property. Courts apply the MARIA test (Method of attachment, Adaptation, Relationship, Intention, Agreement) to determine fixture status.

In this case, the cabinet was custom-built to fit an alcove, making it uniquely adapted to the property. Even though it is freestanding, its adaptation to the structure makes it a fixture.

Real property (A): the land and everything permanently attached, which includes fixtures, but the more precise term here is "fixture."

Personal property (B): movable and not adapted to the home.

Appurtenance (D): rights and benefits that run with the land (e.g., easements).

Thus, the best description is C: fixture.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Ownership; Fixtures vs.

Personal Property.

NEW QUESTION # 119

The broker has a single agency relationship with the seller. The broker will show the property to a buyer who is a customer. The broker must disclose that the

- A. seller needs to move soon.
- B. home has a lake view.
- **C. home has a leaky roof in heavy rains.**
- D. seller does not like the next door neighbor.

Answer: C

Explanation:

In Massachusetts, when a broker represents the seller, the buyer is treated as a customer (not a client). While the broker owes fiduciary duties to the seller, they also have a duty of honest dealing and disclosure of material defects to customers.

A leaky roof in heavy rains is a material defect that affects the property's value and safety. The broker must disclose it regardless of agency relationship.

The seller's urgency to move (A) and dislike of a neighbor (D) are not material facts.

A positive feature like a lake view (B) may be marketed but is not a required disclosure.

Thus, the correct answer is C: leaky roof.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency & Disclosure; 254 CMR 3.00 (Licensee Obligations).

NEW QUESTION # 120

A salesperson owns an apartment complex in Boston. The salesperson has decided to advertise the property for sale in a local newspaper and personally sell it. If the salesperson proceeds in this manner, the salesperson is

- A. Not violating the law because the broker-salesperson distinction does not apply to commercial properties.
- B. Violating the law because a salesperson may not sell an income-producing property.
- **C. Not violating the law because the salesperson has all the rights of a non-salesperson owner.**
- D. Violating the law because the salesperson is not a broker and cannot advertise.

Answer: C

Explanation:

A salesperson in Massachusetts, when selling their own property, has the same rights as a non-salesperson owner. The broker-salesperson distinction does not apply when an individual is selling their own property. A salesperson is not restricted from selling their own property, even if it is an income-producing property like an apartment complex.

The key distinction is that salespersons are prohibited from engaging in real estate activities for others without the supervision of a licensed broker. However, in this scenario, the salesperson is acting as an individual property owner and is free to advertise and sell the apartment complex without violating the law.

Therefore, the salesperson is not violating the law and has all the rights of a non-salesperson property owner.

Reference: M.G.L. c. 112, 87RR - Licensee Requirements; Massachusetts Real Estate Candidate Information Bulletin.

NEW QUESTION # 121

In Massachusetts, which of the following statements about smoke detectors prior to closing is always correct?

- A. A smoke detector certificate must be obtained from the local fire department.
- B. All single-family residences must have hard-wired smoke detectors.
- C. A three-family residence can have either battery-operated or hard-wired smoke detectors.
- D. Smoke detectors are optional in single-family houses.

Answer: A

Explanation:

In Massachusetts, all single-family homes, multifamily properties, and condominiums must comply with smoke detector requirements prior to closing. Massachusetts law mandates that smoke detectors must be installed in residential properties, and a smoke detector certificate must be obtained from the local fire department as part of the closing process.

The certificate ensures that the smoke detectors are properly installed and functioning according to state and local regulations. This certificate is required to transfer ownership of the property.

While hard-wired smoke detectors are required in some cases, they are not mandatory for all single-family residences. The rule applies more strictly to multifamily dwellings or properties built after a specific year. The correct answer is that a smoke detector certificate must be obtained from the local fire department.

Reference: 527 CMR 1.00 - Massachusetts Fire Code; M.G.L. c. 148, 26.

NEW QUESTION # 122

Which of the following acts does NOT require notifying the Board of Registration?

- A. A broker changes his or her mailing address.
- B. A broker commences business under the trade name of ABC Realty.
- C. A broker conducts business under the broker's own name.
- D. A salesperson terminates employment with one broker and affiliates with another.

Answer: C

Explanation:

Massachusetts real estate law requires licensees to notify the Board of Registration of Real Estate Brokers and Salespersons of any changes that affect their license status or operations. This includes:

Change of mailing address (M.G.L. c. 112, 87YY).

Change of broker affiliation for salespersons.

Operating under a trade name (which requires Board approval and proper business certificates).

However, a broker who conducts business under their own legal name does not need to notify the Board separately of this fact. The license is already issued in the broker's name, so no additional approval is required unless a trade or business name is used.

Reference: 254 CMR 2.00; M.G.L. c. 112, 87YY.

NEW QUESTION # 123

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