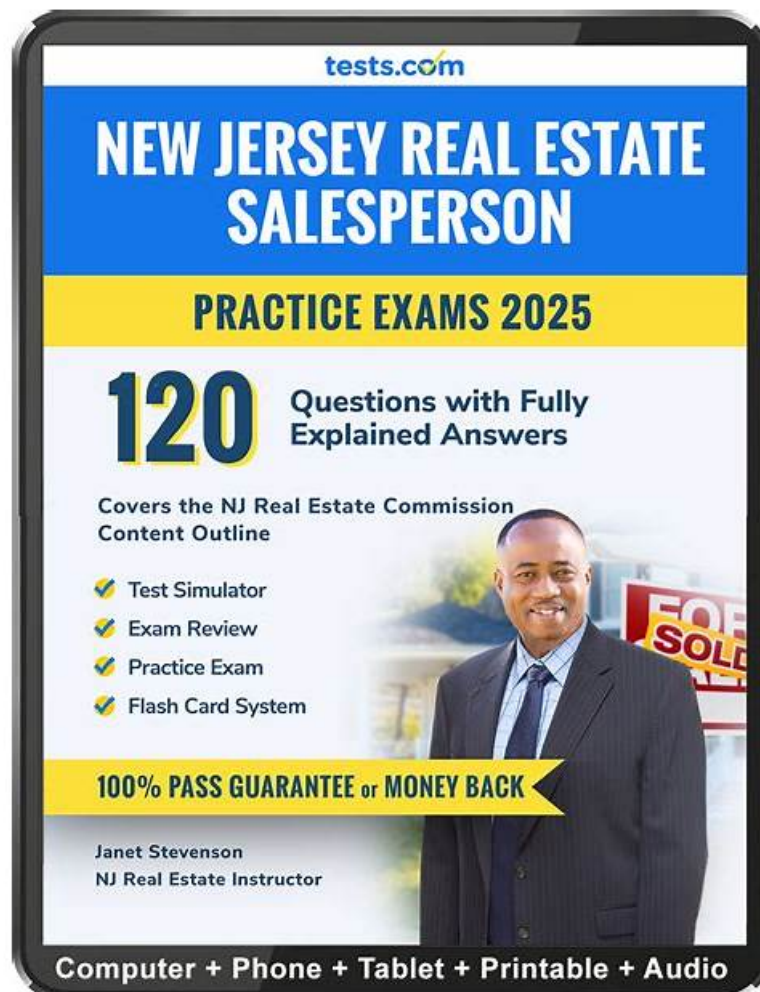


# Reliable New-Jersey-Real-Estate-Salesperson Real Test, New-Jersey-Real-Estate-Salesperson Online Lab Simulation



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The prominent benefits of Real Estate New-Jersey-Real-Estate-Salesperson certification exam are more career opportunities, updated skills and knowledge, recognition of expertise, and instant rise in salary and promotion in new job roles. To do this you just need to pass the Real Estate New-Jersey-Real-Estate-Salesperson Exam. However, to get success in the New-Jersey-Real-Estate-Salesperson exam is not an easy task, it is a challenging New-Jersey-Real-Estate-Salesperson exam.

## Real Estate New Jersey Real Estate Salesperson Exam Sample Questions (Q28-Q33):

### NEW QUESTION # 28

An applicant for a real estate salesperson's license must apply for the issuance of the license within:

- A. one year from the date of beginning the precursure education course
- **B. one year from the date of completion of the precursure education course**
- C. one year from the date of passing the state licensing examination
- D. 30 days after accepting an offer of employment from a licensed real estate broker

**Answer: B**

Explanation:

Under the New Jersey Real Estate Licensing Law, an applicant must:

Complete the 75-hour precursure education course.

Pass the state examination.

Apply for licensure within one year from the date of completing the precursure course.

If application is not made within one year of course completion, the course must be retaken.

Reference: N.J.S.A. 45:15-9; NJ Real Estate Salesperson Pre-Licensure Course Guide, Licensing Requirements section.

### NEW QUESTION # 29

When buyers move into their new house, they see that the ceiling fan in the dining room is gone. The ceiling fan was not mentioned in the offer to purchase. Did the sellers have the right to take the ceiling fan?

- A. Yes, because it was the sellers' personal property.
- B. No, because it was chattel.
- C. Yes, because it was not referenced in the contract.
- **D. No, because it was a fixture in the house.**

**Answer: D**

Explanation:

A fixture is personal property that has become real property by being permanently attached (e.g., ceiling fans, light fixtures).

Fixtures are considered part of the real estate and transfer with the property unless specifically excluded in the contract.

Chattel refers to movable personal property, which a ceiling fan is not once installed.

Correct answer = C.

Reference: NJ Real Estate Salesperson Study Guide, Chapter on Property Ownership and Fixtures.

### NEW QUESTION # 30

A married couple is planning to purchase a house that costs \$86,000. If they obtain a 60% loan and the lender charges a 2.5% loan origination fee and 0.5 discount points, what is the cost of these expenses?

- A. \$2,150
- B. \$2,580
- **C. \$1,548**
- D. \$1,290

**Answer: C**

Explanation:

### Comprehensive and Detailed Explanation From Exact Extract:

Step 1: Calculate loan amount:

$$86,000 \times 60\% = 51,600$$

Step 2: Loan origination fee (2.5%):

$$51,600 \times 0.025 = 1,290$$

Step 3: Discount points (0.5%):

$$51,600 \times 0.005 = 258$$

Step 4: Total cost:

$$1,290 + 258 = 1,548$$

Correct answer = **\$1,548 (B)**.

Reference: New Jersey Real Estate Salesperson Pre-Licensure Course Guide, Chapter on Financing and Loan Calculations.

### NEW QUESTION # 31

The Freshwater Wetlands Protection Act of 1987 is a New Jersey law that:

- A. empowers the New Jersey Department of Environmental Protection to acquire title to certain real estate for less than its fair market value through condemnation
- **B. restricts development of real estate in certain designated areas**
- C. requires the registration of residential development projects with the New Jersey Department of Community Affairs
- D. requires environmental impact statements to be filed with the New Jersey Department of Environmental Protection before title to developed real estate can be transferred

**Answer: B**

Explanation:

The Freshwater Wetlands Protection Act (1987) gives the New Jersey Department of Environmental Protection (NJDEP) the authority to regulate activities in freshwater wetlands and transition areas (buffer zones). Its primary purpose is to restrict development in wetlands and certain protected areas to preserve environmental resources.

It does not require environmental impact statements prior to transfer of title, does not authorize below-market condemnation, and is unrelated to DCA residential project registration.

Reference: New Jersey Real Estate Salesperson Pre-Licensure Course Guide, Chapter on Environmental Issues; Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.

### NEW QUESTION # 32

New Jersey Real Estate Commission regulations require a licensee to terminate membership in a real estate board or multiple listing service whenever the organization:

- A. advocates rules, practices, and/or standards with which the licensee does not agree
- B. lobbies against legislation that the licensee personally favors
- **C. suggests uniform commission rates among all member brokers**
- D. charges dues that the licensee feels are excessive

**Answer: C**

Explanation:

The NJ Real Estate Commission prohibits price-fixing or collusion regarding commission rates. If a real estate board, trade association, or MLS suggests or enforces uniform commission rates among member brokers, participation in such a practice would violate antitrust laws as well as NJREC regulations.

In such cases, licensees must terminate their membership immediately to avoid disciplinary action. Lobbying, dues disputes, or

general disagreements with rules are not grounds for mandatory termination.

Reference: NJREC Rules and Regulations; NJ Real Estate Salesperson Study Guide, Chapter on Antitrust and Commission Rules.

### NEW QUESTION # 33

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