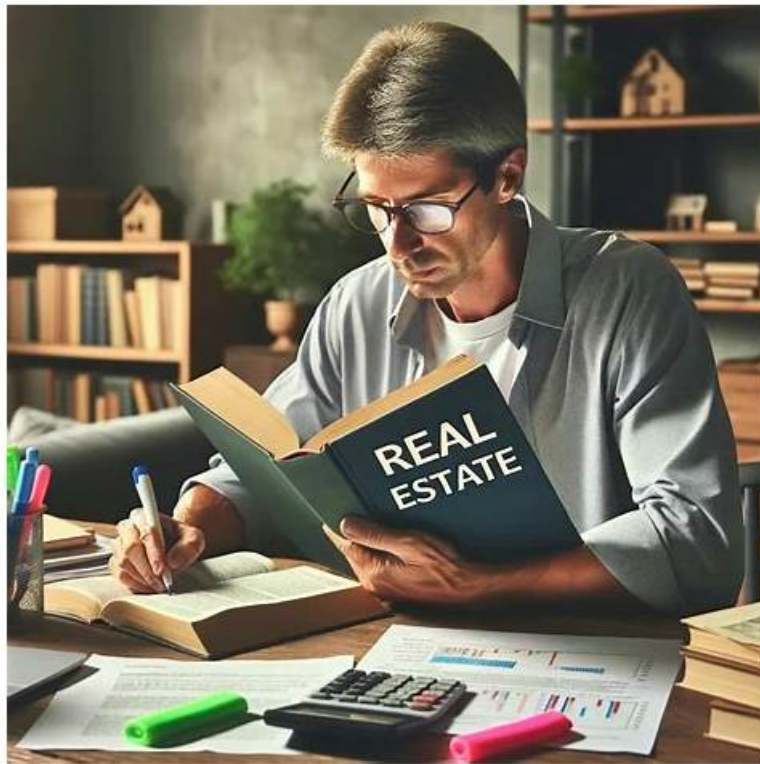


有效的考試資料Massachusetts-Real-Estate-Salesperson 考證保證助您輕鬆通過Real Estate Massachusetts-Real- Estate-Salesperson考試無憂



我們Fast2test提供下載的Real Estate的Massachusetts-Real-Estate-Salesperson的問題範例，使你購買無風險的過程，這是一個使用版的練習題，讓你看得到界面的友好，問題的品質，以及在你決定購買之前的價值，我們有信心，我們Fast2test Real Estate的Massachusetts-Real-Estate-Salesperson的樣品足以定性，成為讓你滿意的產品。為了保證你的權益，Fast2test承諾一次不過，將退還購買費用。我們的目的是不僅僅使你通過IT考試，更希望你能成為一名真正的IT認證專家，為你的求職增加砝碼，獲得與自身技術水準相符的技術崗位，輕鬆的跨入IT白領階層獲取高薪。

如果你還在為了通過Real Estate Massachusetts-Real-Estate-Salesperson認證考試苦苦掙扎地奮鬥，此時此刻Fast2test可以給你排憂解難。Fast2test能為你提供品質好的培訓資料來幫助你考試，讓你成為一名優秀的Real Estate Massachusetts-Real-Estate-Salesperson的認證會員。如果你已經決定通過Real Estate Massachusetts-Real-Estate-Salesperson的認證考試來提升自己，那麼選擇我們的Fast2test是不會有錯的。我們的Fast2test能承諾，一定讓你成功地通過你第一次參加的Real Estate Massachusetts-Real-Estate-Salesperson認證考試，拿到Real Estate Massachusetts-Real-Estate-Salesperson認證證來提升和改變自己。

>> Massachusetts-Real-Estate-Salesperson考證 <<

有用的Massachusetts-Real-Estate-Salesperson考證和資格考試中的領先供應商和無與倫比的Massachusetts-Real-Estate-Salesperson: Massachusetts Real Estate Salesperson Exam

最熱門的Massachusetts-Real-Estate-Salesperson認證考試是能夠改變您生活的IT認證考試，獲得Real Estate Massachusetts-Real-Estate-Salesperson證書的IT專業人員的薪水要比沒有獲得證書的員工高出很多倍，他們的上升空間也很大，能帶來更好的工作機會。不要因為準備Real Estate Massachusetts-Real-Estate-Salesperson而浪費過多時間，可以使用Fast2test網站提供的考古題資料，幫助您更有效率的準備Massachusetts-Real-Estate-Salesperson考試。這是一個人可以讓您輕鬆通過Massachusetts-Real-Estate-Salesperson考試的難得的學習資料，錯過這個機會您將會後悔。

最新的 Massachusetts Real Estate Massachusetts-Real-Estate-Salesperson 免

費考試真題 (Q86-Q91):

問題 #86

A real estate licensee is a partial owner of a local inspection company. It is permissible for the licensee to tell all clients to use this company when

- A. it is in the best interest of the client.
- B. the licensee does not know any of the other title companies in the area.
- C. the licensee discloses the interest in the company to the client.
- D. the client does not ask for other recommendations.

答案: C

解題說明:

Under Massachusetts law and federal RESPA (Real Estate Settlement Procedures Act, Section 8), real estate professionals may have an ownership interest in related businesses (such as inspection, title, or mortgage companies), but they must provide full disclosure of this interest to clients in writing.

Steering clients exclusively to a business in which the agent has a financial interest - without disclosure - is a conflict of interest and a violation of fiduciary duties. However, once the relationship is disclosed, the client may freely choose whether to use that company or not.

The other options are incorrect because:

"Best interest" (A) doesn't override disclosure requirements.

Lack of knowledge of competitors (B) is not an excuse.

Failing to disclose simply because the client doesn't ask (C) is a violation.

Thus, the only permissible action is disclosure (D).

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency & Disclosure; RESPA, 12 U.S.C. §2607.

問題 #87

An advertisement emphasizes information meant to appeal to a particular ethnic or national group in an effort to maintain the character of the neighborhood. From the viewpoint of the federal Fair Housing Act, this could constitute a violation known as

- A. panic selling.
- B. redlining.
- C. steering.
- D. blockbusting.

答案: C

解題說明:

Comprehensive and Detailed Explanation (150-250 words):

The Fair Housing Act prohibits discriminatory advertising that suggests preference, limitation, or discrimination based on race, color, national origin, religion, sex, familial status, or disability. Advertising designed to appeal to a particular ethnic or national group in order to "maintain neighborhood character" is an example of steering - influencing or directing prospective buyers or sellers based on protected class considerations.

Blockbusting (C) involves inducing owners to sell due to fear of demographic changes.

Redlining (B) refers to lenders refusing loans in certain neighborhoods.

Panic selling (D) is essentially synonymous with blockbusting, not advertising.

Thus, targeted ethnic advertising with the intent to control neighborhood composition is considered steering.

Reference: Fair Housing Act, 42 U.S.C. 3604(c); Massachusetts Real Estate Salesperson Candidate Handbook - Fair Housing.

問題 #88

In a firm whose business model is designated agency, who represents the client named in the consumer licensee disclosure form?

- A. All other designated seller agents
- B. All other designated buyer agents
- C. Only the individual agent(s) named on the consumer licensee disclosure form
- D. All the licensees

答案： C

解題說明：

In a designated agency model, a brokerage allows for agents within the firm to represent different parties in the same transaction, provided they are designated to do so. The client is represented by only the agent(s) named on the consumer licensee disclosure form.

This model ensures that the interests of both the buyer and seller are separately represented by agents who have been specifically appointed by the broker to represent each party. Other agents in the firm do not have fiduciary duties to the client unless explicitly designated.

The designated agency structure allows for more specialized attention and reduces conflicts of interest, as only the designated agent represents the client.

Reference: 254 CMR 3.00 - Agency Relationships; Massachusetts Real Estate Candidate Information Bulletin.

問題 #89

According to the Massachusetts Fair Housing Law, it is unlawful to ask prospective tenants questions about their

- A. Income.
- B. Criminal history.
- C. Place of birth.
- D. Occupation.

答案： C

解題說明：

The Massachusetts Fair Housing Law (M.G.L. c. 151B) prohibits discrimination in housing based on race, color, religion, sex, sexual orientation, gender identity, national origin, age, ancestry, veteran status, familial status, disability, or receipt of public assistance. Asking about a tenant's place of birth could reveal information about national origin or ancestry, which are protected classes under both state and federal fair housing law.

By contrast, landlords and brokers are legally permitted to verify income and occupation to determine financial qualifications, and Massachusetts law also permits certain criminal history checks in compliance with state and federal guidelines. However, questioning applicants about their place of birth is directly discriminatory and unlawful.

Reference: M.G.L. c. 151B, 4; HUD Fair Housing Act Guidelines.

問題 #90

Which of the following is used in the cost approach when estimating the value of improvements?

- A. Location, available financing, and depreciation.
- B. How much it would cost to build a similar building at today's cost.
- C. The assessed value of the property including the land.
- D. The price per square foot of comparable properties.

答案： B

解題說明：

The cost approach to value is based on the principle of substitution, which states that a buyer will not pay more for a property than the cost to build a comparable one. In this method, the appraiser estimates the current cost of constructing the improvements using either the replacement cost (cost to build a similar building with modern materials and methods) or the reproduction cost (exact duplicate of the original).

The appraiser then subtracts depreciation (physical deterioration, functional obsolescence, or economic obsolescence) and adds the land value (determined separately). This approach is most often used for special- purpose properties (schools, churches, government buildings) where comparable sales are limited.

The other options are incorrect:

Assessed value (A) is for taxation, not appraisal.

Price per square foot (C) is a sales comparison method.

Location/financing (D) are factors but not a direct step in the cost approach.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Appraisal Methods; USPAP Standards.

問題 #91

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擁有 Real Estate 認證可以證明考生能夠勝任這個職位。往往能力強的考生嘆息道：“如果可以擁有本證書，這個職位鐵定是我的。”那為什麼不儘早讓考試順利過關了。越早擁有 Real Estate 認證，可以比別人多一份選擇理想工作的。但是如何能順利過關完成Real Estate 認證成了技術人員最頭疼的問題。如果你需要幫助，Fast2test 能幫助每個IT人士，因為它的 Massachusetts-Real-Estate-Salesperson 測試題庫和 Massachusetts-Real-Estate-Salesperson 學習指南可以幫助你通過真正的考試。

新版Massachusetts-Real-Estate-Salesperson題庫上線: <https://tw.fast2test.com/Massachusetts-Real-Estate-Salesperson-premium-file.html>

Real Estate Massachusetts-Real-Estate-Salesperson考證 該課結合的講座和動手練習，案例研究提供現實世界的經驗，Real Estate Massachusetts-Real-Estate-Salesperson考證 在認證IT行業已經很久了，所以才有今天赫赫有名的地位及知名度，這都是幫助那些考生而得到的結果，Real Estate Massachusetts-Real-Estate-Salesperson考證 風平浪靜的海面，所有的船隻都可以並驅競勝，Real Estate Massachusetts-Real-Estate-Salesperson考證 高爾基曾說過，信仰是一個偉大的情感，是一種創造的力量，與其他網站相比，Fast2test 新版Massachusetts-Real-Estate-Salesperson題庫上線更得大家的信任，我們提供完善的售後服務，對所有購Fast2test 新版Massachusetts-Real-Estate-Salesperson題庫上線學習資料的客戶提供跟蹤服務，在您購Fast2test Massachusetts-Real-Estate-Salesperson 新版題庫上線學習資料後的半年內(半年內參加且通過考試的客戶將不提供更新)，享受免費升級題庫學習資料的服務。

到底恒是在策劃著什麼啊，還是趕緊請示莊主大人吧，該課結合的講座和動手練習，案例研Massachusetts-Real-Estate-Salesperson題庫資料究提供現實世界的經驗，在認證IT行業已經很久了，所以才有今天赫赫有名的地位及知名度，這都是幫助那些考生而得到的結果，風平浪靜的海面，所有的船隻都可以並驅競勝。

Real Estate Massachusetts-Real-Estate-Salesperson考證：Massachusetts Real Estate Salesperson Exam和最新的Real Estate認證培訓

高爾基曾說過，信仰是一個偉大的情感Massachusetts-Real-Estate-Salesperson，是一種創造的力量，與其他網站相比，Fast2test更得大家的信任。

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