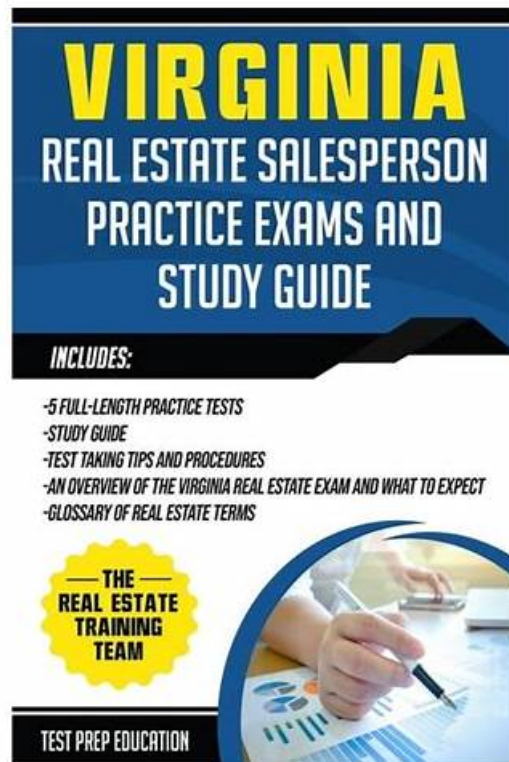


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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q59-Q64):

NEW QUESTION # 59

Randy and Joe were married, then divorced. Joe got the house in the divorce settlement. When he later goes to sell it, a title company tells him there's a cloud on the title due to the divorce. What is most likely to resolve this cloud?

- A. requiring Joe to put some earnest money in escrow
- B. putting a mechanic's lien on the property
- C. filing the deed with the county
- **D. having Randy sign a quitclaim deed**

Answer: D

Explanation:

When spouses divorce, property division may leave a cloud on title if both names were originally on the deed but only one gets awarded the property.

The cleanest way to clear this is for the spouse no longer claiming interest (Randy) to sign a quitclaim deed transferring any possible interest to Joe.

Filing the original deed with the county (B) doesn't resolve the cloud.

Earnest money escrow (C) and mechanic's liens (D) are irrelevant.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-300 et seq. (Deeds)

Virginia Real Estate Principles - Title issues & clearing clouds

A490-02REGS.pdf - Title & conveyance curriculum

NEW QUESTION # 60

What is a building permit?

- A. document that permits landowners to use land in a way that is typically not permitted by land use restrictions of zoning law
- B. document that permits changing the zoning of one small area within the existing zoning
- C. written permission from the government to seize private property for public use
- **D. legal document from a local authority that authorizes a construction or remodeling project**

Answer: D

Explanation:

A building permit is written authorization from a local government (building department) allowing construction, remodeling, or major repair work.

Ensures compliance with zoning, building codes, and safety standards.

Other options:

(A) Refers to eminent domain, not a permit.

(B) Refers to a variance (zoning exception).

(D) Refers to spot zoning (rezoning of a small parcel).

Reference (Virginia Real Estate):

Virginia Uniform Statewide Building Code

Code of Virginia Title 36 (Housing)

A490-02REGS.pdf - Land use & building regulations

NEW QUESTION # 61

According to the Virginia Residential Landlord Tenant Act (VRLTA) what is the maximum amount a landlord may keep as a security deposit?

- **A. two months' rent**
- B. six months' rent
- C. one month's rent
- D. \$2,000

Answer: A

Explanation:

Under the Virginia Residential Landlord and Tenant Act (VRLTA), a landlord may not demand or receive a security deposit

exceeding the equivalent of two months' rent.

Deposit must be returned (with allowable deductions) within 45 days after lease termination.

This protects tenants from excessive deposits while allowing landlords some coverage for damages.

Other options:

(A) One month = incorrect, law allows more.

(C) \$2,000 = not specified in law.

(D) Six months = excessive and prohibited.

Reference (Virginia Real Estate):

Virginia Code § 55.1-1226 (Security deposits)

Virginia Residential Landlord Tenant Act (VRLTA)

A490-02REGS.pdf - Landlord-tenant curriculum

NEW QUESTION # 62

What is a management proposal?

- A. a report prepared by the property manager that informs the property owner(s) of their property's expenses, income, and disbursements
- B. a subdivision plan that includes residential dwellings along with nonresidential real estate
- C. a plan a property manager creates for managing a property, including an analysis of the market, financial standing, and operating budget
- D. a budget for variable expenses

Answer: C

Explanation:

A management proposal is created by a property manager for the property owner. It typically includes:

Market analysis.

Property's financial condition.

Operating budget and forecast.

Management strategy for maintaining and improving the property.

Other options:

(B) A budget for variable expenses = too narrow.

(C) A financial report to owner = management report, not proposal.

(D) A subdivision plan = unrelated.

Reference (Virginia Real Estate):

Virginia Real Estate Principles - Property management section

A490-02REGS.pdf - Property management curriculum

NEW QUESTION # 63

In which of these cases should an agent disclose information about someone's HIV/AIDS status?

- A. Agents should never disclose or inquire about someone's HIV/AIDS status.
- B. only when a buyer client insists on knowing this information
- C. only if the seller has previously made their HIV or AIDS status public
- D. only if the seller or tenant's status has caused the property to be stigmatized

Answer: A

Explanation:

U. S. Fair Housing Act, 42 U.S.C. §3601 et seq.

Virginia Real Estate Board CE Curriculum - Fair Housing

Explanation:

Under Virginia Fair Housing Law (and federal law under the Fair Housing Amendments Act of 1988), individuals with HIV/AIDS are protected as having a disability.

Licensees must not inquire about or disclose a client's HIV/AIDS status.

Doing so would constitute discrimination and a violation of fair housing law.

Even if a buyer requests this information, agents must not disclose it.

Other options are illegal and unethical.

Reference:

NEW QUESTION # 64

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