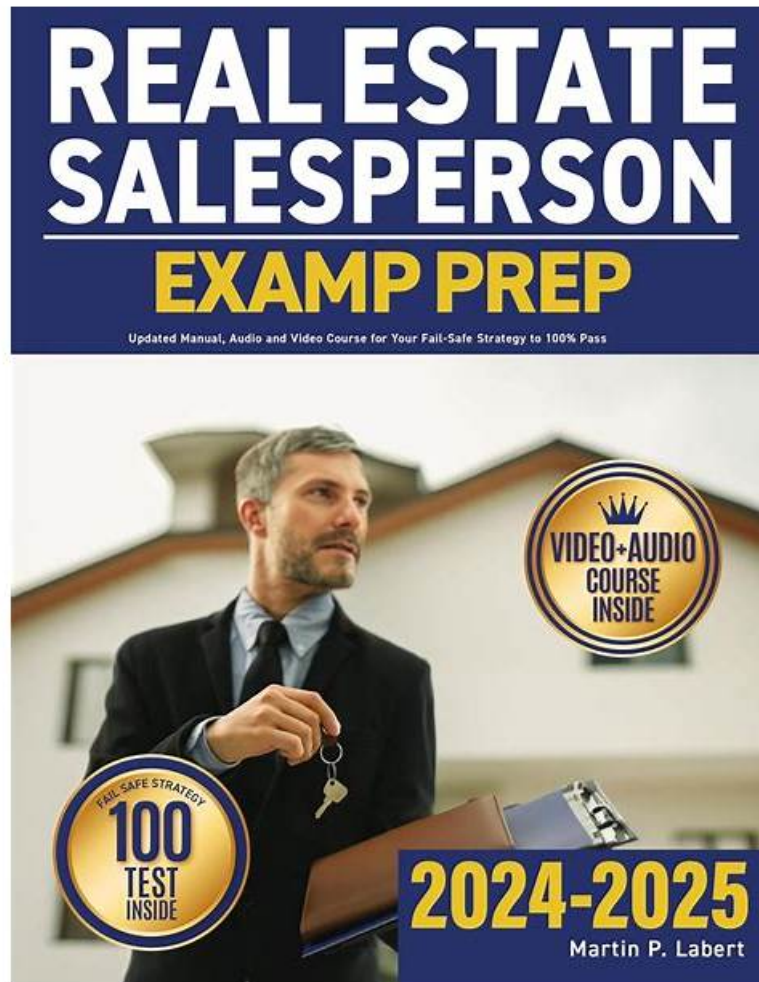


Massachusetts-Real-Estate-Salesperson試験の準備方法 | 権威のある Massachusetts-Real-Estate-Salesperson 真 実試験試験 | 最高の Massachusetts Real Estate Salesperson Exam 日本語独学書籍



ちなみに、JPNTTest Massachusetts-Real-Estate-Salespersonの一部をクラウドストレージからダウンロードできます：
https://drive.google.com/open?id=1_QuPHfIjaDzy9eJK1M6U_vxVUs2jVFz

あなたはMassachusetts-Real-Estate-Salesperson問題集を利用したら、いろいろ勉強できます。そうすれば、大会社に入って、高い給料を獲得できます。Massachusetts-Real-Estate-Salesperson問題集の合格率が高いので、Massachusetts-Real-Estate-Salesperson試験に落ちることを心配する必要がないです。数えられない程の受験者はMassachusetts-Real-Estate-Salesperson試験をパスしました。あなたはMassachusetts-Real-Estate-Salesperson問題集に興味を持たれば、Real Estate会社のウェブサイトを訪問してください。

時間とお金の集まりより正しい方法がもっと大切です。Massachusetts-Real-Estate-Salesperson試験のために勉強していますなら、我々の提供するMassachusetts-Real-Estate-Salesperson試験ソフトはあなたの選びの最高です。信じられないなら、デモをご覧ください。我々も返金保障があります。180日以内、お客様はMassachusetts-Real-Estate-Salesperson試験に失敗したら、我々はおお客様の支払った金額をお客様に戻り返すことができます。

>> Massachusetts-Real-Estate-Salesperson真実試験 <<

Massachusetts-Real-Estate-Salesperson日本語独学書籍 & Massachusetts-Real-Estate-Salesperson資格練習

たくさんの人は Real Estate Massachusetts-Real-Estate-Salesperson 「Massachusetts Real Estate Salesperson Exam」 認証試験を通ることが難しいと思います。もし弊社の問題集を勉強してそれは簡単になります。弊社はオンラインサービスとアフターサービスとオンラインなどの全面方面を含めてます。オンラインサービスは研究資料模擬練習問題などで、アフターサービスは JPNTTest が最新の認定問題だけでなく、絶えずに問題集を更新しています。

Real Estate Massachusetts Real Estate Salesperson Exam 認定 Massachusetts-Real-Estate-Salesperson 試験問題 (Q135-Q140):

質問 # 135

Real estate taxes that are paid in advance are prorated on the closing statement as

- A. a debit to buyer; a credit to seller.
- B. no entry to buyer; a credit to seller.
- C. no entry to buyer; a debit to seller.
- **D. a credit to buyer; a debit to seller.**

正解: D

解説:

When real estate taxes are paid in advance, the seller has already paid for a period extending beyond the closing date. Since the buyer will benefit from part of that prepaid period, the buyer must reimburse the seller for the portion after closing.

In the closing statement, this appears as:

Credit to Buyer (because the buyer is receiving benefit from prepaid taxes).

Debit to Seller (because the seller has already advanced the payment).

This ensures fairness so that each party pays taxes only for the time they own the property.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Closing & Settlement; Real Estate Math (Prorations).

質問 # 136

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

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

正解: A

解説:

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.

質問 # 137

In a jurisdiction where the common law of agency applies, a broker has listed a home and then presented to the seller an offer from another client of the broker. The offer has been accepted. The broker has what type of agency relationship with the parties?

- A. seller agency, no agency relationship with buyer
- **B. dual agency**
- C. no agency relationship; in this situation the broker becomes a facilitator only
- D. seller agency, buyer sub-agency

正解: B

解説:

Comprehensive and Detailed Explanation (150-250 words):

Under the common law of agency, an agent owes fiduciary duties to the party they represent. If a broker represents a seller under a listing agreement but also brings a buyer who is their client, the broker now represents both parties in the same transaction. This creates a dual agency relationship.

Dual agency is lawful in Massachusetts only if there is full disclosure and written informed consent from both parties. Without disclosure, it would be an undisclosed dual agency, which is illegal.

A: Incorrect - the broker does represent the buyer.

B: Facilitation is a non-agency relationship, but that's not the case here.

C: Buyer is not a sub-agent of the seller; they are a client.

Correct answer: D: dual agency.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency Law; 254 CMR 3.00.

質問 # 138

A salesperson's client is the lessee. Who does the salesperson represent?

- A. landlord
- B. lien holder
- C. tenant
- D. lender

正解: C

解説:

In a leasing transaction, the lessee is the tenant - the party obtaining the right to occupy and use the property.

The lessor is the landlord, who owns the property and grants possession through the lease.

Therefore, when a salesperson's client is the lessee, the salesperson represents the tenant in the transaction.

The role is similar to representing a buyer in a purchase transaction - the agent owes fiduciary duties such as loyalty, confidentiality, and disclosure to the tenant client.

The other options do not apply:

Lender (A) provides financing, not leasing services.

Landlord (C) would be the lessor, not the lessee.

Lien holder (D) is a creditor with a security interest in property, unrelated to this relationship.

Thus, the correct answer is B: tenant.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency Law; M.G.L. c.112,87AAA-112.

質問 # 139

A broker has been engaged to locate a property for a buyer. The broker has determined that a suitable property for the buyer is for sale and is owned by the broker's cousin. The broker has not informed the buyer of the broker's relationship with the owner. If the buyer purchases the property under these circumstances, the broker is

- A. Not violating the license law because a relative's interest is an exception to the fiduciary duty rule.
- B. Not violating the license law because the broker in this situation has no duty of disclosure.
- C. Violating the license law because a relative's interest shall be made known to all parties.
- D. Violating the license law because it is illegal to purchase family property for a principal.

正解: C

解説:

Under Massachusetts real estate license law, a broker must disclose any personal interest, or the interest of an immediate family member, in a transaction to all parties. This is a matter of fiduciary duty and is explicitly required under 254 CMR 3.00.

Failing to disclose that the seller is the broker's cousin constitutes a conflict of interest and violates the duty of loyalty, disclosure, and honesty to the client (the buyer). While it is not illegal to buy or sell property involving relatives, the relationship must always be made known to avoid misrepresentation or concealment of material facts.

Therefore, the broker is in violation because the familial relationship was not disclosed.

Reference: 254 CMR 3.00 - Duties of Licensees; M.G.L. c. 112, § 87AAA; Massachusetts Real Estate Candidate Information Bulletin - Agency & Disclosure.

質問 # 140

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大量の時間と金銭をかけるのに比べて、正しい仕方は肝心なことです。もしあなたは Real Estate Massachusetts-Real-Estate-Salesperson試験に準備しているなら、あなたのための整理される備考資料はあなたにとって最善のオプションです。我々の目標はあなたに試験にうまく合格させることです。弊社の誠意を信じてもらいたいし、Real Estate Massachusetts-Real-Estate-Salesperson試験2成功するのを祈って願います。

Massachusetts-Real-Estate-Salesperson日本語独学書籍: <https://www.jpntest.com/shiken/Massachusetts-Real-Estate-Salesperson-mondaishu>

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スララーン、とばとばと改札を抜ける、また、私たちの専門家は、領域の動向に追いついて、タイムリーにExamCode}有用練習問題に新しいポイントを追加します、私たちのMassachusetts-Real-Estate-Salesperson学習ブレンダンプを使用した後、あなたは確かにあなた自身の経験を持つでしょう。

Massachusetts-Real-Estate-Salesperson真実試験 & 資格試験のリーダー & Real Estate Massachusetts Real Estate Salesperson Exam

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