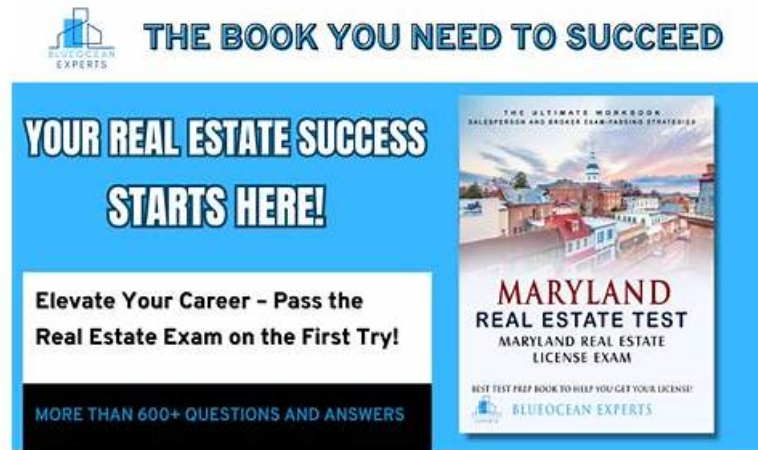


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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q208-Q213):

NEW QUESTION # 208

How does the building department ensure that a builder who has obtained a permit builds according to code?

- A. The building department sends inspectors to inspect the work.
- B. The builder signs an affidavit to that effect.
- C. The builder is required to submit to weekly inspections performed by peers in the industry.
- D. The builder submits a monthly progress report.

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:

Once a building permit is issued, the local building department monitors the construction process through inspections at key stages (foundation, framing, electrical, plumbing, final).

The purpose of these inspections is to ensure that work complies with state and local building codes and safety standards.

Maryland's pre-licensing course explains that certified building inspectors-not peers or the builder-conduct these inspections.

Only after passing all required inspections will the department issue a certificate of occupancy (CO) confirming code compliance and permitting lawful use of the structure.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Land Use Controls and Property Development" Module Maryland Building Performance Standards (COMAR Title 09, Subtitle 12, Chapter 51).

NEW QUESTION # 209

Which of the following scenarios is an example of group boycotting?

- A. Segmenting the market to limit competition
- **B. Agreeing with competitors to not cooperate with another business**
- C. Making doing business with a client dependent on the client also obtaining services from a related business
- D. Setting a standard commission rate with competitors

Answer: B

Explanation:

The course's antitrust module identifies group boycotts as agreements among competitors to refuse to deal with a particular person or firm, thereby restraining trade. By contrast:

* Option B describes a tying arrangement;

* Option C is market allocation;

References: Maryland 60-Hour Principles and Practices of Real Estate - Brokerage Operations: antitrust laws in real estate (price-fixing, market allocation, group boycotts, tie-in arrangements), compliance and risk avoidance.

NEW QUESTION # 210

Which of these is an example of a lot-and-block description?

- **A. Lot 6 of Block 3 of the East Subdivision plat as recorded in Map Book 18, Page 11 at the Recorder of Deeds**
- B. 123 Roanoke Street Any Town, ST 98765
- C. S ½ SE ¼ NW ¼ Section 2 ...
- D. "Beginning at the iron pin 30 paces from the center of the brook that runs across the road southwesterly from the dwelling ..."

Answer: A

Explanation:

A lot-and-block legal description identifies land within a recorded subdivision plat, referencing a specific lot number, block number, map book, and page filed with the county recorder. It's the most common method for urban and suburban properties in Maryland. Choices B and D represent metes-and-bounds and rectangular survey systems, respectively; A is simply a street address.

Reference: Maryland 60-Hour Course - "Real Property and the Law" Topic (Legal Descriptions); Maryland Real Property Article 3-108 (Plats and Recorded Maps).

NEW QUESTION # 211

A buyer representation agreement is similar to which document used when representing a seller?

- **A. A listing agreement**
- B. A seller disclosure
- C. A seller's net sheet
- D. A consumer notice

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:

A buyer representation agreement establishes an agency relationship between a buyer and a broker, outlining the broker's duties and compensation for assisting the buyer in finding and purchasing a property.

This agreement serves the same purpose as a listing agreement does for a seller-it defines the relationship, responsibilities, and authority between client and broker.

Both agreements are legally binding contracts and must include the terms of representation, duration, and agency disclosures as required by Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Listing Agreements and Buyer Representation" Module Md. Business Occupations and Professions Article §17-532 - Duties of Licensees in Agency Relationships.

NEW QUESTION # 212

Which of the following is the best definition of a covenant between a lessor and lessee?

- A. A provision for which neither party to a contract is willing to compromise
- **B. An agreement or promise made between the parties**
- C. A rent escalation
- D. An addendum to a contract added after it's signed

Answer: B

Explanation:

Comprehensive and Detailed

In leasing, a covenant is a binding promise or agreement contained within the lease. It can require or restrict certain actions by either the lessor (landlord) or lessee (tenant)-for example, a covenant of quiet enjoyment, a covenant to pay rent, or a covenant to maintain the property. These promises are enforceable under contract and property law.

NEW QUESTION # 213

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