

# Real Estate Massachusetts-Real-Estate-Salesperson Latest Exam Materials - Massachusetts-Real-Estate-Salesperson Latest Braindumps Sheet



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It is known to us that more and more companies start to pay high attention to the Massachusetts-Real-Estate-Salesperson certification of the candidates. Because these leaders of company have difficulty in having a deep understanding of these candidates, may it is the best and fast way for all leaders to choose the excellent workers for their company by the Massachusetts-Real-Estate-Salesperson certification that the candidates have gained. There is no doubt that the certification has become more and more important for a lot of people, especial these people who are looking for a good job, and it has been a general trend. More and more workers have to spend a lot of time on meeting the challenge of gaining the Massachusetts-Real-Estate-Salesperson Certification by sitting for an exam.

Many people think that passing some difficult Real Estate certification exams needs to be proficient in much of Massachusetts-Real-Estate-Salesperson expertise and only these Real Estate personnels who grasp the comprehensive knowledge would be able to enroll in the exam. In fact, there are many ways to help you make up for your lack of knowledge, and pass the Massachusetts-Real-Estate-Salesperson Certification exams in the same. Perhaps you would spend less time and effort than the people who grasp fairly comprehensive expertise. The saying goes, all roads lead to Rome.

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## How Can You Pass the Real Estate Massachusetts-Real-Estate-Salesperson Exam Quickly and Easily?

Real Estate Massachusetts-Real-Estate-Salesperson reliable tes prep is the right study reference for your test preparation. The comprehensive Massachusetts-Real-Estate-Salesperson questions & answers are in accord with the knowledge points of the real exam. Furthermore, Massachusetts-Real-Estate-Salesperson sure pass exam will give you a solid understanding of how to conquer the difficulties in the real test. The mission of itPass4sure Massachusetts-Real-Estate-Salesperson PDF VCE is to give you the most valid study material and help you pass with ease.

## Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q50-Q55):

### NEW QUESTION # 50

Which of the following is among the typical responsibilities of a residential property manager?

- A. requesting that the tenant's employer withhold the past due rent from wages
- B. selecting tenants to provide a diverse environment
- C. negotiating leases between the property owner and potential tenants
- D. making decisions about structural changes that will enhance the property value

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

A residential property manager typically handles marketing, tenant screening (within fair-housing compliance), lease negotiation and execution, rent collection, coordination of maintenance, and reporting to the owner. Of the choices, negotiating leases between the owner and prospective tenants (D) squarely fits the manager's role. Option A (wage garnishment) is a legal remedy available only through court order-not something a manager can unilaterally request from an employer. Option B (deciding structural changes) exceeds a manager's authority; capital improvements require owner approval. Option C is problematic: attempting to "select tenants to provide a diverse environment" risks steering or discriminatory practices in violation of fair housing laws; tenant selection must be based on neutral, consistent criteria (income, credit, rental history) applied uniformly. Massachusetts exam content highlights the manager's duty to act within the management agreement, comply with fair housing, and conduct lease negotiations consistent with owner directives. Therefore, D is the correct answer.

References: Massachusetts Real Estate Salesperson Candidate Handbook - Property Management; Fair Housing compliance responsibilities.

### NEW QUESTION # 51

According to the CAN-SPAM Act, every email advertisement for real estate services must do all of the following EXCEPT

- A. advise the recipient that it will take 180 days to remove the recipient's name from this email list.
- B. inform the recipient of the name and location of the brokerage firm.
- C. allow a method for the recipient to opt out and not receive future emails.
- D. clearly indicate the nature of the content of the email.

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

The CAN-SPAM Act of 2003 governs commercial email. Key requirements include:

Emails must not use misleading subject lines (A).

Must include the sender's valid physical postal address (B).

Must provide a clear, simple way to opt out of future emails (C).

Opt-out requests must be honored within 10 business days, not 180 days.

Thus, advising that it will take 180 days to remove an email address is not compliant.

Correct answer: D.

Reference: CAN-SPAM Act (15 U.S.C. 7704); Massachusetts Real Estate Salesperson Candidate Handbook - Advertising Compliance.

### NEW QUESTION # 52

Disclosure of licensee relationships to prospective buyers and sellers is required

- A. When responding to a telephone or internet inquiry.
- B. When discussing any real estate issue.
- C. At the first personal meeting to discuss a specific single-family property.
- D. When listing commercial properties.

**Answer: C**

Explanation:

In Massachusetts, licensee relationship disclosure is governed by M.G.L. c. 112, § 87AAA and 254 CMR

3.00. State law requires that real estate agents disclose their agency relationship to prospective buyers and sellers at the first personal meeting to discuss a specific property. This requirement is primarily intended for residential transactions involving one- to four-family properties.

This disclosure clarifies whether the agent represents the seller, the buyer, or is functioning in another capacity (such as a facilitator). It ensures that consumers are fully informed about where the licensee's loyalty lies before substantive discussions occur.

The law does not require agency disclosure for mere inquiries (phone or internet), for general real estate discussions, or for commercial property listings. The specific trigger is the first personal meeting to discuss a specific single-family property.

Reference: 254 CMR 3.00; Massachusetts Real Estate License Law Summary; Consumer Guide to Real Estate Agency Relationships.

### NEW QUESTION # 53

Which of the following are potential remedies for violating Massachusetts General Laws Chapter 93A?

- A. Double or triple damages, attorney's fees and court costs
- B. Fine of not more than \$11,000
- C. Imprisonment
- D. 1 year probation

**Answer: A**

Explanation:

The Massachusetts Consumer Protection Act (M.G.L. c. 93A) provides strong remedies against unfair or deceptive trade practices, including real estate transactions. If a licensee or business is found to have willfully or knowingly violated c. 93A, the court may award double or treble damages to the injured consumer, plus reasonable attorney's fees and court costs.

These remedies are civil, not criminal, so imprisonment, probation, or statutory fines are not the primary penalties under Chapter 93A. The law is designed to deter deceptive conduct and encourage settlement of consumer claims by making the consequences of violation financially severe.

For real estate licensees, violations can also overlap with Board of Registration discipline, but under c. 93A specifically, the primary remedies are monetary (compensatory and punitive damages) and reimbursement of legal costs.

Reference: M.G.L. c. 93A, 9-11; Massachusetts Real Estate Candidate Information Bulletin - Consumer Protection Law.

### NEW QUESTION # 54

When practicing as a facilitator, the facilitator

- A. Must represent a seller or a buyer.
- B. Must have signed Disclosed Dual Agency.
- C. Does not represent the seller or the buyer.
- D. Has an agency obligation of disclosure to the seller.

**Answer: C**

Explanation:

A facilitator is a neutral party who assists both the buyer and the seller in a real estate transaction but does not have the agency responsibilities of an agent. Facilitators do not represent either party (seller or buyer) and do not owe fiduciary duties to either. The role of a facilitator is limited to helping both parties complete the transaction by providing guidance on the process, preparing documents, and ensuring that all procedural steps are followed.

Unlike agents, facilitators are not required to disclose confidential information or negotiate on behalf of either party. Their primary function is to assist with the logistics of the transaction without representing one party's interests over the other.

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

### NEW QUESTION # 55

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