

試験の準備方法-認定するMaryland-Real-Estate-Salesperson受験対策試験-信頼的なMaryland-Real-Estate-Salesperson試験復習



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>> Maryland-Real-Estate-Salesperson受験対策 <<

最短で確実に合格！ Maryland-Real-Estate-Salesperson 試験問題

社会でより良く生き残るためには、私たちの社会の要件を理解しなければなりません。理論的な知識に加えて、より実践的なスキルが必要です。Maryland-Real-Estate-Salesperson実践ガイドを使用すると、認定資格を迅速に取得でき、競争力が大幅に向上します。もちろん、あなたの利益はMaryland-Real-Estate-Salesperson証明書だけ

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Real Estate Maryland Real Estate Salesperson Examination 認定 Maryland-Real-Estate-Salesperson 試験問題 (Q136-Q141):

質問 # 136

What's the purpose of a listing agreement in Maryland?

- A. To specify the agreement between the listing broker and the seller
- B. To guarantee payment for the listing agent
- C. To bind the seller to one agent
- D. To guarantee a sale

正解: A

解説:

A listing agreement is a legally binding contract between a seller and a licensed real estate broker that establishes the broker's authority to market the property and represent the seller's interests in finding a ready, willing, and able buyer.

It outlines the terms of representation, including price, commission, duration, and the duties of both parties.

The agreement does not guarantee a sale; rather, it ensures mutual understanding of responsibilities and compensation should a sale occur.

This principle is covered in the Listing Agreements and Buyer Representation module.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Listing Agreements and Brokerage Contracts section.
- Business Occupations and Professions Article 17-534.

質問 # 137

What is a claim or lien on a property title that can be monetary or physical?

- A. Appurtenance
- B. Eviction
- C. Agreement
- D. Encumbrance

正解: D

解説:

An encumbrance is any claim, charge, or liability attached to real property that burdens the title or limits use, including monetary interests (e.g., liens, such as mortgages, tax liens, mechanic's liens) and non-monetary/physical interests (e.g., easements, encroachments, deed restrictions). Encumbrances do not necessarily prevent transfer, but they run with the land and affect marketability.

References: Maryland 60-Hour Course - Real Property and the Law / Interests in Real Estate modules (definitions of liens, easements, encroachments, CC&Rs; marketable title concepts).

質問 # 138

Maryland real estate licensees should be aware that, in addition to the federally protected classes, the state's fair housing laws also prohibit discrimination based on the protected classes of _____.

- A. Marital status, sexual orientation, gender identity, and source of income
- B. Gun owners and military status
- C. Students, retired persons, and the unemployed
- D. Smokers, students, and the elderly

正解: A

解説:

Comprehensive and Detailed

Maryland's Fair Housing Law (State Government Article, Title 20, Subtitle 7) expands on the federal Fair Housing Act by adding additional protected categories: marital status, sexual orientation, gender identity, and source of income. This means licensees cannot discriminate in the sale, rental, or financing of housing based on these traits. The course emphasizes that local jurisdictions (e.g., Baltimore City, Montgomery County) may have even broader protections.

質問 # 139

How long does a seller typically have to respond to an offer before the offer expires?

- A. 60 days
- **B. 90 days**
- C. 30 days
- D. 125 days

正解: B

解説:

Maryland's Real Estate Agency Law (17-530, Business Occupations and Professions Article) mandates that written agency disclosure be provided to all parties in any residential lease transaction exceeding 90 days.

This ensures transparency in representation and prevents misunderstandings regarding whom the licensee represents in the transaction.

The disclosure must occur no later than the first scheduled face-to-face meeting with the prospective tenant or landlord.

Reference: Maryland 60-Hour Principles and Practices - "Maryland Agency Law" section; Bus. Occ. & Prof.17-530.

質問 # 140

What does PITI stand for?

- A. Property, insurance, taxes, and interest
- B. Property, interest, title, and insurance
- **C. Principal, interest, taxes, and insurance**
- D. Principal, insurance, title, and interest

正解: C

解説:

PITI is the standard mortgage-payment acronym: Principal (loan balance reduction), Interest (finance charge), Taxes (property taxes, typically escrowed), and Insurance (homeowner's and, when applicable, mortgage insurance). Lenders use PITI to calculate housing ratios and total debt-to-income requirements during underwriting-core content in the financing section of Maryland's pre-licensing course.

References: Maryland 60-Hour Principles & Practices Course - Real Estate Financing and Math for Real Estate modules; Conventional/FHA/VA underwriting concepts included in curriculum standards.

質問 # 141

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Maryland-Real-Estate-Salesperson試験復習: <https://www.certjuken.com/Maryland-Real-Estate-Salesperson-exam.html>

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