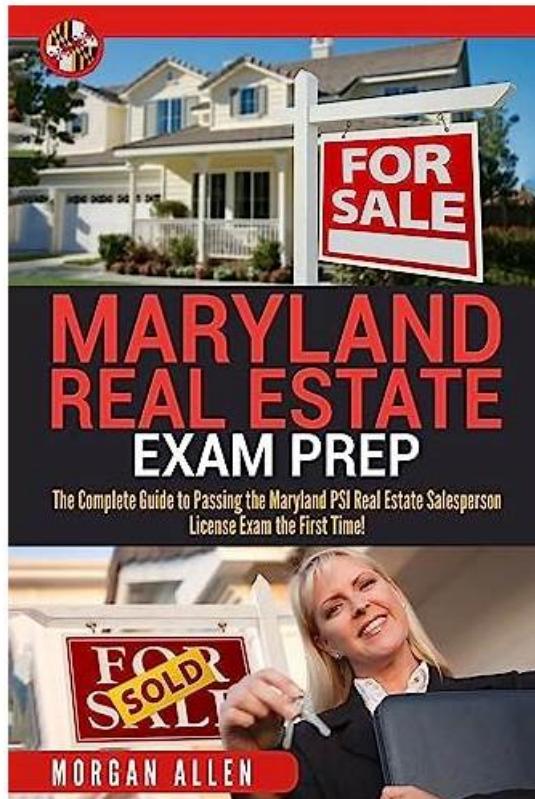


Maryland-Real-Estate-Salesperson Exam Guide & Maryland-Real-Estate-Salesperson Accurate Answers & Maryland-Real-Estate-Salesperson Torrent Cram



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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q89-Q94):

NEW QUESTION # 89

To effect a transfer of title by deed, _____ must occur.

- A. Exchange of money
- B. Deed review
- C. Judicial validation
- D. **Delivery and acceptance**

Answer: D

Explanation:

For a valid conveyance by deed, in addition to other deed validity requirements (competent grantor, identifiable grantee, granting clause, adequate description, consideration recited, execution, etc.), there must be "delivery and acceptance". Delivery by the grantor and acceptance by the grantee are the operative acts that pass title. An exchange of money is not required to effect the legal transfer (consideration may be nominal and need not be physically exchanged at that moment). Judicial validation is not a standard requirement for voluntary conveyances.

References: Maryland pre-licensing curriculum topic "Transfer of Title" (essential elements of a valid deed; effect of delivery and acceptance).

NEW QUESTION # 90

What is real estate, plus all of the interests, benefits, and rights included in ownership, also known as?

- A. Estate
- B. Personal property
- C. **Real property**
- D. Land

Answer: C

Explanation:

Real property is real estate (land and improvements) plus the bundle of rights (interests, benefits, and rights inherent in ownership), such as possession, control, enjoyment, exclusion, and disposition.

* Land refers to the earth's surface, subsurface, and airspace (naturally occurring).

* An estate is a degree, quantity, nature, or extent of interest in real property (e.g., fee simple, life estate).

* Personal property (chattel) is movable and not affixed to real estate.

References (Pre-Licensing Core Content):

* Maryland 60-Hour Pre-Licensing Course: "Real Property and the Law" (definitions of land, real estate, real property, personal property; bundle of rights).

* Common-law property definitions widely adopted in real estate education.

NEW QUESTION # 91

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

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

Answer: D

Explanation:

Comprehensive and Detailed

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.

NEW QUESTION # 92

What naming convention must a professional (e.g., real estate agent, attorney) follow when operating under a registered business name?

- A. They must use a business name, which may not be their own name.
- B. They must use their own name only.
- C. They must use their own name or their own name in combination with a registered business name.
- D. They must use their own name in combination with a nickname.

Answer: C

Explanation:

Comprehensive and Detailed

A sole proprietor in Maryland may operate under their personal legal name or under a trade name that has been properly registered with the Maryland Department of Assessments and Taxation (SDAT).

If a trade name is used, it must be clearly disclosed in all brokerage advertising and license registration records with the MREC. This ensures public transparency and compliance with Maryland's real estate advertising and licensing requirements.

NEW QUESTION # 93

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

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

Answer: C

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 # 94

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