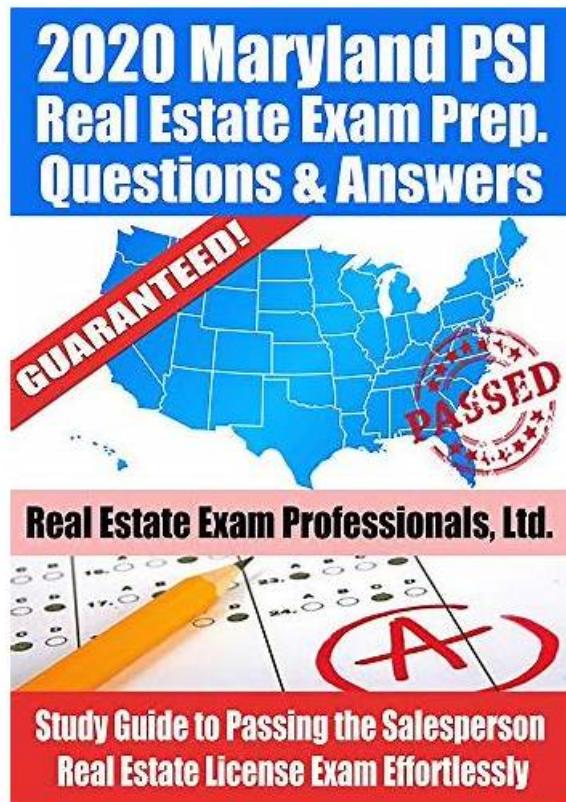


Maryland-Real-Estate-Salesperson Reliable Real Test, Questions Maryland-Real-Estate-Salesperson Exam



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Questions Maryland-Real-Estate-Salesperson Exam | Study Maryland-Real-Estate-Salesperson Plan

It is apparent that a majority of people who are preparing for the Maryland-Real-Estate-Salesperson exam would unavoidably feel nervous as the exam approaching, since you have clicked into this website, you can just take it easy now--our Maryland-Real-Estate-Salesperson learning materials. Our company has spent more than 10 years on compiling study materials for the exam, and now we are delighted to be here to share our Maryland-Real-Estate-Salesperson Study Materials with all of the candidates for the exam in this field. There are so many striking points of our Maryland-Real-Estate-Salesperson preparation exam.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q127-Q132):

NEW QUESTION # 127

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

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

Answer: C

Explanation:

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.

NEW QUESTION # 128

Which of the following is a method a real estate licensee uses to determine an appropriate listing price range?

- **A. Comparative market analysis**
- B. Appraisal
- C. Market process
- D. Proforma

Answer: A

Explanation:

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

Only licensed or certified appraisers may perform an appraisal for a fee in a federally related transaction.

A real estate licensee, however, may prepare a Comparative Market Analysis (CMA) or Broker Price Opinion (BPO) to help a seller decide on a listing price or a buyer to make an offer.

A CMA compares recent sales, active listings, and expired listings of similar properties to estimate a realistic price range.

This procedure is emphasized in the "Appraisal and Valuation" module as a permitted pricing tool for real estate professionals.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Valuation and CMA section.
- Business Occupations and Professions Article §17-511 (b).

NEW QUESTION # 129

What are emblems considered to be?

- A. Real property
- **B. Personal property**
- C. A subsurface right
- D. Land

Answer: B

Explanation:

In the "Real Property and the Law" segment, the course distinguishes between real property (land, improvements, and appurtenances) and personal property (movable items not affixed to land). Emblements -also called fructus industriaes-are annually cultivated crops (e.g., corn, wheat, vegetables) produced through tenant labor and industry. These are treated as personal property belonging to the person who planted them, typically the tenant, even if the crops mature after the tenancy ends. By contrast, fructus naturales (e.g., trees, shrubs, perennial plants) are part of the land and therefore real property until severed.

References (Course Outline/Study Topics): Maryland 60-Hour Principles and Practices of Real Estate - "Real Property and the Law" (Real vs. personal property; fructus industriaes/emblements vs. fructus naturales).

NEW QUESTION # 130

Joe and Emma Parsons begin informally working with their neighbor Kyle, who's a real estate licensee, to find a bigger house. The parties have not signed any agreements or discussed the arrangements. This is an example of _____ agency.

- A. Express
- B. Unspoken
- **C. Implied**
- D. Executory

Answer: C

Explanation:

The agency module explains that agency may be created by express agreement (written or verbal) or by implication through conduct. When parties act as if an agency relationship exists-for example, a licensee regularly advising and assisting buyers without a signed agreement-this can form implied agency. Because no express (written or oral) agreement exists in this scenario, the relationship described is implied agency, created by the parties' behavior and course of dealings.

References: Maryland 60-Hour Principles and Practices of Real Estate - Agency Law: creation of agency (express vs. implied), duties arising from implied agency, and risk management.

NEW QUESTION # 131

How does the income from property taxes benefit the community?

- A. It's used to build high-end housing.
- B. It's used to build new shopping malls.
- C. It's used to determine property tax increases.
- **D. It's used to fund essential services and public works.**

Answer: D

Explanation:

Comprehensive and Detailed

Property taxes collected by local jurisdictions in Maryland support essential public services such as schools, police and fire departments, infrastructure maintenance, libraries, and sanitation. The revenue forms the primary funding source for county and municipal budgets. These taxes do not automatically determine future tax rates; rather, they sustain ongoing community operations and improvements.

NEW QUESTION # 132

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