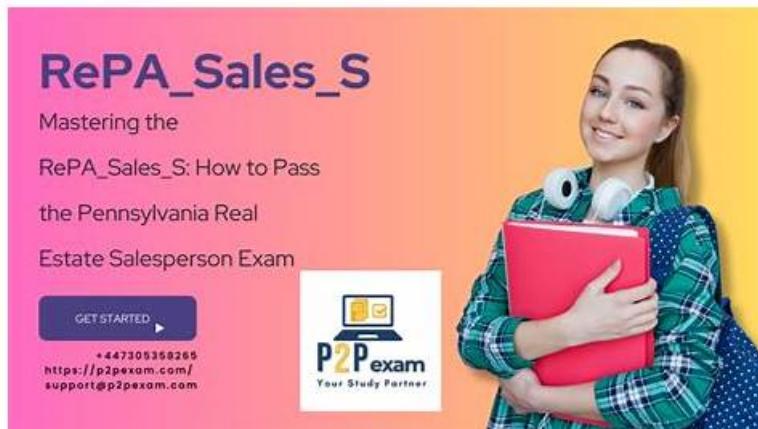


Pass Guaranteed 2026 Updated Pennsylvania Real Estate Commission RePA_Sales_S Real Dump



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Might it be said that you are enthused about drifting through the PA Salesperson State Exam on the chief endeavor? Then, you are at the ideal locale for Pennsylvania Real Estate Commission RePA_Sales_S exam. Pennsylvania Real Estate Commission RePA_Sales_S Dumps gives you the most recent review material that has been figured out for you to pass the Pennsylvania Real Estate Commission RePA_Sales_S on the key endeavor. ExamTorrent is moving these days and is essential to finding a tremendous compensation calling. Different promising beginners stand around inactively and cash due to including an invalid prep material for the Pennsylvania Real Estate Commission RePA_Sales_S exam.

Pennsylvania Real Estate Commission RePA_Sales_S Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">Licensure: This section of the exam measures skills of Real Estate Brokers and focuses on licensure requirements. It emphasizes qualifications necessary for obtaining a license, the activities that legally require licensure, and the processes for license renewal or reactivation. Additionally, it includes the rules for changing employment as a licensee and outlines specific exemptions from licensure under Pennsylvania law.
Topic 2	<ul style="list-style-type: none">Agency and Disclosure: This section of the exam measures the skills of Real Estate Salespersons and addresses the importance of proper agency and disclosure. It evaluates knowledge of agency disclosures, the duties of licensees, and how different agency relationships function in practice. It also covers compensation rules and the responsibilities that come with working under different types of agency agreements.
Topic 3	<ul style="list-style-type: none">Regulations Governing the Activities of Licensees: This section of the exam measures the skills of Real Estate Brokers and centers on the professional standards and regulations that govern daily practice. It reviews rules regarding advertising, the working relationship between brokers and salespersons, and the proper handling of client funds and accounts. It also highlights prohibited conduct, as well as the conditions that can lead to suspension or revocation of a license.
Topic 4	<ul style="list-style-type: none">Real Estate Commission: This section of the exam measures skills of Real Estate Salespersons and covers the fundamental duties and powers of the Real Estate Commission. It includes understanding how complaints are handled, how investigations and hearings are conducted, and the processes for appeals. Candidates are also expected to be familiar with the Real Estate Recovery Fund, which provides protection for consumers in certain cases.

Topic 5	<ul style="list-style-type: none"> • Miscellaneous: This section of the exam measures the skills of Real Estate Salespersons and includes several additional knowledge areas important for practice. Candidates are expected to understand property disclosures, the preparation and handling of contracts and forms, and the Pennsylvania Human Relations Act. It also covers the regulations relating to time-shares, as well as leasing and rental practices that are part of everyday real estate transactions.
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Pennsylvania Real Estate Commission PA Salesperson State Exam Sample Questions (Q51-Q56):

NEW QUESTION # 51

A broker has been hired by a buyer to find an investment property. Upon locating a suitable property listed by another firm, the broker MUST:

- A. Recommend a professional inspection of the property.
- B. Initiate a title search of the property.
- C. Disclose their dual representation, in writing, to both buyer and seller.
- **D. Disclose to the listing broker or the seller that they represent the buyer.**

Answer: D

Explanation:

Under 49 Pa. Code § 35.311 (Duties of Buyer's Agent), a buyer's agent must disclose their relationship to the listing broker or seller before providing substantive services.

* This ensures that all parties understand who represents whom in the transaction.

* Failure to disclose agency relationships could result in ethical violations and penalties from the Pennsylvania Real Estate Commission.

Why the other answers are incorrect:

* Option A (Initiate a Title Search): This is typically done by the buyer's attorney or title company, not the real estate broker.

* Option B (Recommend an Inspection): While good practice, it is not legally required under agency law.

* Option C (Disclose Dual Representation): This is incorrect because the broker is not acting as a dual agent in this case.

NEW QUESTION # 52

Can a licensed real estate broker prepare an appraisal for a new loan on property that the broker has listed for sale?

- **A. No, real property appraisals are not within the scope of practice for a real estate broker.**
- B. Yes, if the appraisal is identified as a comparative market analysis.
- C. Yes, if the appraisal is done before an offer to purchase is accepted by the seller.
- D. Yes, with proper disclosure to the lender about the broker's qualifications.

Answer: A

Explanation:

Under the Pennsylvania Real Estate Appraisers Certification Act (63 P.S. § 457.1-457.19), only a state-certified or licensed appraiser can perform real estate appraisals for loan purposes.

* Real estate brokers and salespersons can perform Comparative Market Analyses (CMAs) but cannot legally perform an appraisal for a lender.

- * This restriction ensures that appraisals used for lending purposes meet state and federal standards.
- Why the other answers are incorrect:
 - * Option A (CMAs as Appraisals): CMAs are not appraisals.
 - * Option B (Before Offer Accepted): The timing of the appraisal does not change licensing requirements.
 - * Option C (Disclosure to Lender): Even with disclosure, brokers are not permitted to conduct appraisals for loans.

NEW QUESTION # 53

What MAXIMUM length of time may a salesperson's real estate license be inactive before reactivation ceases to be possible without retaking and passing the licensing examination?

- A. 4 years
- B. 2 years
- **C. 5 years**
- D. 3 years

Answer: C

Explanation:

If a real estate license is inactive for more than 5 years, the licensee must retake and pass the licensing exam to reinstate their license.

* 49 Pa. Code § 35.251 (Relicensure Following Revocation or Inactive Status) states that a licensee who has been inactive for over 5 years must complete all initial licensing requirements again, including the exam.

* A licensee can keep their license in inactive status indefinitely, but after 5 years, it requires reexamination.

Why the other answers are incorrect:

* Option A (2 Years) & Option B (3 Years): Licensees may reactivate their license within this period without retaking the exam.

* Option C (4 Years): The limit is 5 years, not 4.

Reference:

49 Pa. Code § 35.251- Relicensure Following Revocation or Inactive Status

NEW QUESTION # 54

According to the Pennsylvania Landlord-Tenant Act, a tenant must be notified of the final disposition of their security deposit within what time period following the end of the lease?

- A. Within 5 days
- **B. Within 30 days**
- C. Within 60 days
- D. Immediately upon completion of the landlord's final inspection of the premises

Answer: B

Explanation:

Under the Pennsylvania Landlord and Tenant Act of 1951 (68 P.S. § 250.512), a landlord must return the tenant's security deposit or provide a written explanation of any deductions within 30 days of lease termination.

* If the landlord withholds any portion of the deposit, they must provide an itemized list of damages and the amount deducted.

* If the landlord fails to return the deposit or provide an itemized list within 30 days, they forfeit their right to keep any portion of the deposit and may be subject to legal penalties.

* The tenant must provide a forwarding address to receive the deposit or notice.

Why the other answers are incorrect:

* Option A (5 Days): There is no 5-day requirement in Pennsylvania law.

* Option C (60 Days): The landlord is required to act within 30 days, not 60 days.

* Option D (Immediately upon inspection): While an inspection may occur, the law grants the landlord up to 30 days to finalize deductions and return funds.

NEW QUESTION # 55

Which of the following is a REQUIRED general duty of a licensee?

- A. Accept liability and responsibility for acts of the consumer.
- B. Provide assistance with document preparation.

- C. Conduct an independent inspection of the property.
- D. Independently verify the accuracy of any representation on a property condition disclosure statement.

Answer: D

Explanation:

Under68 Pa. C.S. §§ 7301-7314 (Real Estate Seller Disclosure Law), a licensee has a duty to ensure that the property condition disclosure statement is complete and accurate as provided by the seller.

* While the licensee does not conduct a formal property inspection, they must not ignore material defects that are apparent or known to them.

* If a licensee knows of an issue that contradicts the seller's disclosure, they must disclose this to the buyer to prevent misrepresentation.

* This protects consumers from fraudulent or misleading property conditions.

Why the other answers are incorrect:

* Option A (Independent Inspection): A licensee is not a home inspector and is not required to perform a physical inspection.

* Option C (Accept Consumer Liability): A licensee is not responsible for actions taken by a buyer or seller.

* Option D (Document Preparation Assistance): A licensee can help explain documents but cannot prepare legal contracts without an attorney.

References

68 Pa. C.S.

68 Pa. C.S. §§ 7301-7311: Real Estate Seller Disclosure Law

NEW QUESTION # 56

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