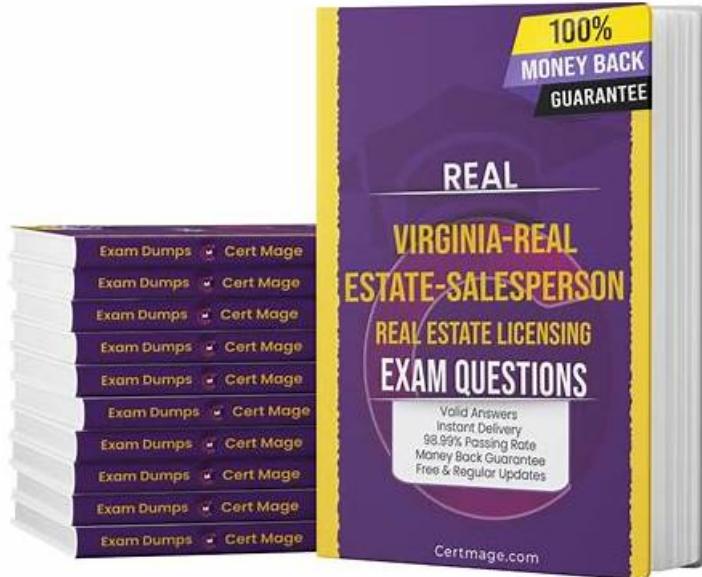


# 2026 Reliable Real Estate Licensing Virginia-Real-Estate-Salesperson: New Virginia Real Estate Salesperson Exam Exam Preparation



Our Virginia Real Estate Salesperson Exam (Virginia-Real-Estate-Salesperson) web-based practice exam software also simulates the Virginia Real Estate Salesperson Exam (Virginia-Real-Estate-Salesperson) environment. These Real Estate Licensing Virginia-Real-Estate-Salesperson mock exams are also customizable to change the settings so that you can practice according to your preparation needs. Lead2PassExam web-based Virginia Real Estate Salesperson Exam (Virginia-Real-Estate-Salesperson) practice exam software is usable only with a good internet connection.

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## Quiz 2026 Real Estate Licensing Virginia-Real-Estate-Salesperson: Fantastic New Virginia Real Estate Salesperson Exam Exam Preparation

Real Estate Licensing Virginia-Real-Estate-Salesperson Certification has great effect in this field and may affect your career even future. Virginia Real Estate Salesperson Exam real questions files are professional and high passing rate so that users can pass the exam at the first attempt. High quality and pass rate make us famous and growing faster and faster.

### Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q83-Q88):

#### NEW QUESTION # 83

Which of the following is TRUE?

- A. Virginia does enforce rent control, but only for commercial properties.
- **B. Virginia does not enforce rent control.**
- C. Virginia does enforce rent control, but only in large cities.
- D. Virginia enforces rent control state-wide.

**Answer: B**

Explanation:

Virginia law does not allow or enforce rent control anywhere in the state.

Rental prices are governed by market conditions and lease agreements.

The Virginia Residential Landlord and Tenant Act (VRLTA) provides protections for tenants but does not regulate rental pricing.

Other options:

(A), (B), (C) → Incorrect, as Virginia law expressly prohibits local rent control ordinances.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-1204 (VRLTA - rent regulation)

Virginia Real Estate Principles - Landlord-tenant law

A490-02REGS.pdf - Leasing curriculum

**NEW QUESTION # 84**

An agreement that gives only one broker and the owner the right to sell the property is called a(n):

- A. open listing
- **B. exclusive right-to-sell listing**
- C. exclusive agency listing
- D. net listing

**Answer: B**

Explanation:

Exclusive right-to-sell listing = only one broker has the right to sell, and they earn commission regardless of who brings the buyer (broker, owner, or another agent).

Other options:

(A) Exclusive agency listing - owner may sell without paying broker.

(B) Open listing - multiple brokers, only procuring cause earns commission.

(D) Net listing - illegal in Virginia; seller sets net amount, broker keeps excess.

Reference:

Code of Virginia §54.1-2137 (Brokerage agreements)

Virginia Real Estate Principles & Practices - Listing Agreements

**NEW QUESTION # 85**

Randy and Joe were married, then divorced. Joe got the house in the divorce settlement. When he later goes to sell it, a title company tells him there's a cloud on the title due to the divorce. What is most likely to resolve this cloud?

- A. putting a mechanic's lien on the property
- **B. having Randy sign a quitclaim deed**
- C. requiring Joe to put some earnest money in escrow
- D. filing the deed with the county

**Answer: B**

Explanation:

When spouses divorce, property division may leave a cloud on title if both names were originally on the deed but only one gets awarded the property.

The cleanest way to clear this is for the spouse no longer claiming interest (Randy) to sign a quitclaim deed transferring any possible interest to Joe.

Filing the original deed with the county (B) doesn't resolve the cloud.

Earnest money escrow (C) and mechanic's liens (D) are irrelevant.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-300 et seq. (Deeds)

### NEW QUESTION # 86

What is a marketable title?

- A. a title free from significant encumbrances or defects (such as liens) that might prevent a purchaser from enjoying or eventually selling the property
- B. constructive or actual notice of real property ownership
- C. an abbreviated history of a property, including information on any transfers, grants, wills, conveyances, liens, and encumbrances
- D. the official opinion of an attorney regarding the condition of a property's title

**Answer: A**

Explanation:

Marketable title means the title is clear enough that a prudent buyer would accept it.  
It is free from serious defects, liens, or encumbrances that could jeopardize ownership or resale.

Other options:

(A) Opinion of title = attorney's assessment, not the title itself.  
(B) Abbreviated history = abstract of title.  
(D) Constructive/actual notice = legal doctrines, not marketability.

Reference:

Virginia Real Estate Principles & Practices - Title Concepts  
Code of Virginia §55.1-900 et seq. (Title and conveyances)

### NEW QUESTION # 87

Sellers and license holders are required to disclose lead- based paint hazards on all properties built before:

- A. 0
- B. 1
- C. 2
- D. 3

**Answer: A**

Explanation:

Both federal law (Title X of the 1992 Residential Lead-Based Paint Hazard Reduction Act) and Virginia regulations require disclosure of any known lead-based paint hazards for residential properties built before 1978. This includes:

Providing buyers/renters with a lead disclosure form.

Giving them a lead hazard information pamphlet.

Allowing an optional 10-day inspection period.

Reason: Lead-based paint was widely used in homes until the U.S. banned consumer use in 1978. Thus, 1978 is the cutoff year.

Reference:

42 U.S.C. §4852d (Residential Lead-Based Paint Hazard Reduction Act)  
Code of Virginia Title 55.1, Property & Conveyances (Disclosure requirements)

### NEW QUESTION # 88

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