

ハイパスレートのVirginia-Real-Estate-Salesperson参考書勉強一回合格-検証するVirginia-Real-Estate-Salesperson合格資料



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>> Virginia-Real-Estate-Salesperson参考書勉強 <<

Virginia-Real-Estate-Salesperson合格資料 & Virginia-Real-Estate-Salesperson対策学習

これは、今後のVirginia-Real-Estate-Salespersonテストのために有効な試験準備資料を購入する良い方法です。適切な選択により、半分の労力で2倍の結果が得られます。適切な試験準備により、明確な方向性が示され、効率的な準備ができます。Virginia-Real-Estate-Salesperson試験の準備は正しい方向を示すだけでなく、実際の試験問題のほとんどをカバーできるため、試験の内容を事前に知ることができます。Real Estate Licensing Virginia-Real-Estate-Salesperson試験準備の質問と回答をマスターし、試験気分を積極的に調整することもできます。

Real Estate Licensing Virginia Real Estate Salesperson Exam 認定 Virginia-

Real-Estate-Salesperson 試験問題 (Q20-Q25):

質問 # 20

What is the legal doctrine by which the decedent's property will pass to the state without their consent if that individual dies without a will, a surviving spouse, lineal descendants, or other known heirs?

- A. escheat
- B. police power
- C. variance
- D. eminent domain

正解: A

解説:

This is the same as Question 100 - likely a duplicate question. Again, the answer is escheat because property without heirs or a will reverts to the state.

Reference (Virginia Real Estate):

Same as Question 100.

質問 # 21

All of the following are examples of legal descriptions of property EXCEPT:

- A. SW 1/4 of NW 1/4 of NE 1/2 of T3N R4E of Meridian 16
- B. 8647 Notting Hill Drive, Berkshire, Colorado 52467
- C. Lot A, Block 2 of Shady Tree Subdivision, Madison County, Wisconsin
- D. Lot E, Block 14 of West Lake Village, Orange County, Texas

正解: B

解説:

Legal descriptions must be precise and unique so land can be located without confusion.

Accepted forms:

Metes and bounds

Rectangular (government) survey (e.g., "SW 1/4 of NW 1/4...")

Lot and block (e.g., subdivision plats)

A street address (Option B) is not a legal description-too general and can change.

Reference:

Virginia Real Estate Principles & Practices - Legal Descriptions

Virginia Exam Outline - Land and Property Descriptions

質問 # 22

In Virginia, what is the difference between the REB and the FHB?

- A. The REB is responsible for the enforcement of the fair housing law for real estate licensees. The FHB is responsible for all other violators.
- B. The REB reports to HUD, while the FHB does not.
- C. The FHB is responsible for the enforcement of the fair housing law for real estate licensees. The REB is responsible for all other violators.
- D. They are the same thing.

正解: A

解説:

In Virginia, two separate bodies manage different aspects of housing regulation and enforcement:

Real Estate Board (REB):

The REB, operating under the Virginia Department of Professional and Occupational Regulation (DPOR), is responsible for regulating and enforcing real estate laws and regulations related to licensed real estate professionals. This includes education, licensure, conduct, disciplinary action, and fair housing compliance specifically for licensees (e.g., salespersons and brokers).

Authority Source: Title 54.1, Chapter 21 of the Code of Virginia.

Regulatory oversight: Violations of fair housing law by real estate licensees (salespersons or brokers) are investigated and enforced by the REB.

Fair Housing Board (FHB):

The FHB, also under DPOR but functioning independently from the REB, is tasked with enforcing Virginia's Fair Housing Law (outside of licensee jurisdiction). This includes addressing violations by:

Unlicensed individuals

Property owners

Landlords and property managers who are not licensed real estate professionals Other entities not subject to REB regulation This clear division ensures that real estate licensees are held accountable by the REB, while the FHB addresses violations by those not regulated through licensure.

Reference (without URLs):

Virginia Code § 54.1-2105 (Regulation and enforcement powers of the Real Estate Board) Virginia Fair Housing Law: Title 36, Chapter 5.1 of the Code of Virginia Real Estate Regulations (18 VAC 135-20-10 et seq.) DPOR Guidance and Organizational Structure (as outlined in the A490-02REGS.pdf document)

質問 # 23

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

正解: B

解説:

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)

Virginia Real Estate Principles - Title issues & clearing clouds

A490-02REGS.pdf - Title & conveyance curriculum

質問 # 24

Which of the following discussions is a violation of antitrust laws and is also an anti-competitive practice?

- A. brokers commenting on the siding color on a newly listed home in their area
- **B. brokers agreeing to not show a certain broker's listings to their clients because they don't like that broker**
- C. two brokers discussing how to cooperate more effectively in a specific real estate transaction
- D. two brokers discussing new laws enacted in their county

正解: B

解説:

Antitrust laws (Sherman Act, Clayton Act, and Virginia state law) prohibit anti-competitive practices in real estate. The most common violations are:

Price fixing (agreeing on commission rates)

Group boycotting (refusing to deal with a broker or vendor)

Market allocation (dividing territories/clients)

Tie-in arrangements

Here, brokers agreeing not to show another broker's listings is a group boycott, which is a violation of antitrust law.

Other options:

(A) Cooperation in a transaction = legal.

(B) Comments on siding color = legal, not antitrust.

(D) Discussing new laws = legal.

Reference:

Sherman Antitrust Act, 15 U.S.C. §§ 1-7

Virginia Real Estate Board CE Outline - Antitrust in Brokerage

質問 # 25

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