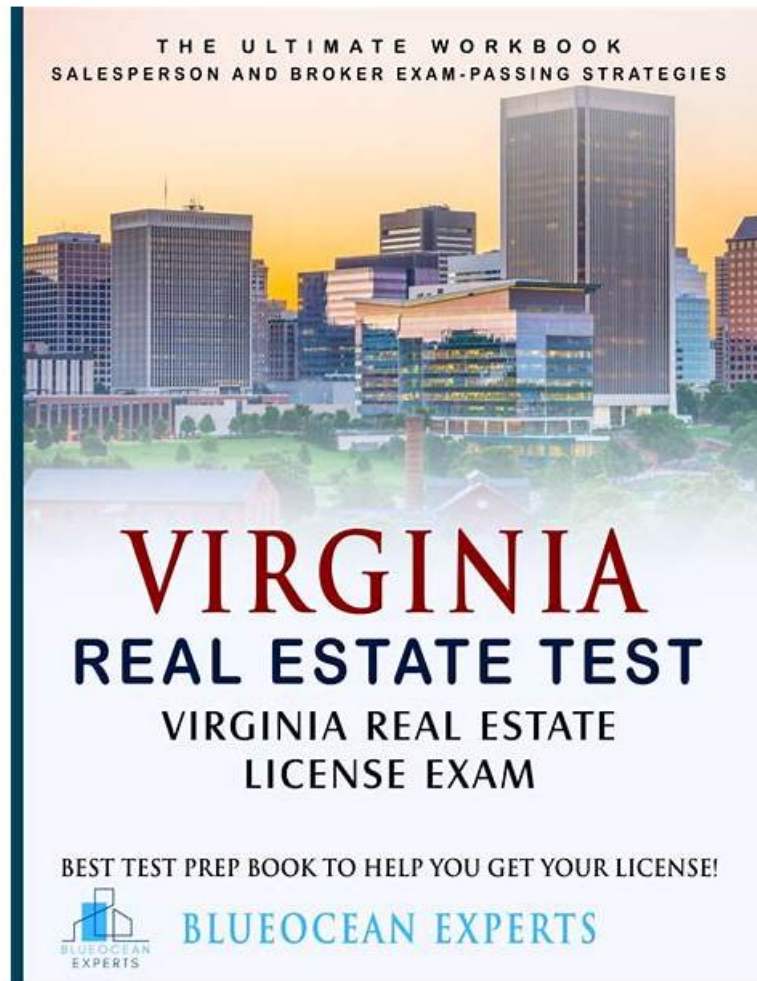


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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q21-Q26):

### NEW QUESTION # 21

What was the outcome of Plessy v. Ferguson?

- A. The Supreme Court decided that racial segregation of children in public schools was illegal.
- **B. The Supreme Court decided that "separate but equal" separation of the races was legal as long as Black and white facilities were equal.**
- C. The Supreme Court decided that the enforcement of racially based restrictive covenants was illegal.
- D. The Supreme Court decided that racially based zoning was illegal.

**Answer: B**

Explanation:

In Plessy v. Ferguson (1896), the U.S. Supreme Court upheld a Louisiana law mandating racial segregation in railway cars. The Court ruled that racial segregation was constitutional under the "separate but equal" doctrine.

This legalized segregation in public facilities for decades until overturned by Brown v. Board of Education (1954), which declared segregation in public schools unconstitutional.

Other options:

(B) Refers to Brown v. Board of Education (1954).

(C) Refers to Shelley v. Kraemer (1948) (restrictive covenants).

(D) Refers to Buchanan v. Warley (1917) (racial zoning).

Reference (Virginia Real Estate & Civil Rights Law):

Plessy v. Ferguson, 163 U.S. 537 (1896)

Brown v. Board of Education, 347 U.S. 483 (1954)

Virginia Fair Housing Law history and case law integration

### NEW QUESTION # 22

Janay lives in and is licensed as a salesperson in North Carolina but wants to practice real estate in Virginia. Which of the following is true?

- **A. Janay only needs to take and pass the state portion of the licensing exam.**
- B. The REB does not recognize or transfer licenses from other states, so Janay will need to complete all salesperson pre-licensure requirements.
- C. The REB requires real estate professionals to have residency in the state of Virginia, so Janay cannot practice in Virginia.
- D. The REB will require Janay to take a special licensing course for out-of-state residents.

**Answer: A**

Explanation:

Virginia has reciprocity agreements with several states, including North Carolina.

If Janay is already licensed in NC, she only needs to:

Apply to the Virginia Real Estate Board.

Provide certification of her NC license in good standing.

Pass the Virginia state portion of the licensing exam.

She does not need to retake pre-licensure education, and residency in Virginia is not required.

Reference (Virginia Real Estate):

Virginia Code § 54.1-2105.2 (Reciprocity for out-of-state licensees)

Real Estate Board Reciprocity Rules (DPOR guidance)

A490-02REGS.pdf - Licensing requirements

### NEW QUESTION # 23

One township contains how many sections?

- A. 0

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

**Answer: B**

Explanation:

U. S. Public Land Survey System (PLSS)

Virginia Real Estate Principles - Land descriptions section

A490-02REGS.pdf - Legal descriptions curriculum

Explanation:

Under the Rectangular (Government) Survey System:

A township = 6 miles × 6 miles = 36 square miles.

Each township is divided into 36 sections.

Each section = 1 mile × 1 mile = 640 acres.

Reference (Virginia Real Estate):

#### NEW QUESTION # 24

A legally competent party to a contract will:

- A. be literate and not be mentally incompetent or intoxicated by drugs or alcohol
- B. not be mentally incompetent or intoxicated by drugs or alcohol and have legal representation
- C. have reached the age of majority and not be mentally incompetent or intoxicated by drugs or alcohol
- D. have reached the age of majority and be literate

**Answer: C**

Explanation:

For a contract to be legally enforceable, all parties must be legally competent. This requires:

Age of majority (18 in Virginia).

Mental competency (not declared mentally incompetent).

Not under the influence of drugs or alcohol at the time of signing.

Other options:

(B) & (D) Literacy is not required for legal competency.

(C) Legal representation is not required for a valid contract.

Reference (Virginia Real Estate):

Code of Virginia Title 11 - Contracts

Virginia Real Estate Principles - Elements of valid contracts

A490-02REGS.pdf - Contracts curriculum

#### NEW QUESTION # 25

Clarence owns three rental homes he doesn't have time to oversee himself. He decides to hire George to take care of his rental units in the hopes of maximizing the return on his investment. What role is George filling?

- A. sponsoring broker
- B. broker's agent
- C. property manager
- D. appraisal manager

**Answer: C**

Explanation:

A property manager is hired by an owner to manage rental property, maintain operations, and maximize return on investment.

Other options:

(A) Sponsoring broker - oversees real estate salespersons, not rentals.

(B) Appraisal manager - not a real estate role.

(C) Broker's agent - represents broker in brokerage activities, not property management.

Reference:

Code of Virginia §54.1-2100 (definition includes property management as brokerage services) Virginia Real Estate Principles &

**NEW QUESTION # 26**

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