

# Maryland-Real-Estate-Salesperson latest exam question & Maryland-Real-Estate-Salesperson training guide dumps & Maryland-Real-Estate-Salesperson valid study torrent



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all of our Real Estate Maryland-Real-Estate-Salesperson exam questions follow the latest exam pattern. We have included only relevant and to-the-point Real Estate Maryland-Real-Estate-Salesperson exam questions for the Maryland Real Estate Salesperson Examination exam preparation. You do not need to waste time preparing for the exam with extra or irrelevant outdated Real Estate

Maryland-Real-Estate-Salesperson exam questions. Employers in multinational companies do not want people who have passed the Maryland-Real-Estate-Salesperson Exam but do not understand the Real Estate Maryland-Real-Estate-Salesperson exam topics in depth. Our Real Estate Certified Professionals make sure that Maryland-Real-Estate-Salesperson exam questions cover all core exam topics, allowing you to better understand the important exam topics.

## Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q148-Q153):

### NEW QUESTION # 148

What happens when personal property is attached to real property?

- A. It becomes a fixture.
- B. It remains personal property.
- C. It's considered detached property.
- D. It's classified as emblements.

**Answer: A**

Explanation:

Comprehensive and Detailed

When personal property (chattel) is physically attached to real property in such a way that it becomes part of the real estate, it becomes a fixture. Fixtures transfer with the property upon sale unless specifically excluded in the contract. The determination depends on attachment, adaptation, and intent. Maryland's course addresses fixtures under "Real Property and the Law," emphasizing how they affect ownership and conveyance.

### NEW QUESTION # 149

Which of the following is an action that real estate licensees may take without practicing law illegally?

- A. Create their own real estate forms.
- B. Use existing forms that an attorney has reviewed.
- C. Interpret legal consequences of specific actions.
- D. Write addenda that cover unfamiliar or unusual circumstances.

**Answer: B**

Explanation:

Maryland licensees may use pre-approved or attorney-drafted forms in the course of their duties.

However, they may not draft legal documents or interpret legal implications, as doing so constitutes unauthorized practice of law.

The Maryland Real Estate Commission (MREC) allows licensees to fill in the blanks of standard forms approved by the Maryland Association of REALTORS (MAR) or by legal counsel, but all legal interpretations must be referred to an attorney.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Maryland License Law and Professional Conduct" Module Md. Business Occupations and Professions Article 17-322(b)(11) - Unauthorized Practice of Law.

### NEW QUESTION # 150

Disclosing which of the following facts would be considered a fair housing violation?

- A. The current owner has HIV.
- B. The kitchen was remodeled five years ago.
- C. The roof was replaced last year.
- D. The property has been treated for pests.

**Answer: A**

Explanation:

Under the federal Fair Housing Act, "handicap" (disability) is a protected class. HIV/AIDS is considered a disability, and making statements or disclosures that identify or single out someone based on a protected characteristic is prohibited. Disclosing that an owner (or occupant) has HIV is treated as discriminatory, violates fair housing standards, and also breaches confidentiality.

Maryland fair housing law mirrors and expands federal protections, and the pre-licensing course emphasizes that licensees must

never disclose information tied to protected classes because it can facilitate or signal discriminatory treatment (e.g., steering, discouraging, or differential terms).

References: Maryland 60-Hour Course: "Fair Housing and Ethics" (protected classes; prohibited statements and disclosures tied to disability); Federal Fair Housing Act (disability as a protected class); Maryland Fair Housing provisions (State Government Article, Title 20).

### NEW QUESTION # 151

According to the Maryland Code of Ethics, which statement most accurately describes a licensee's responsibility related to written offers on their listings?

- A. All formal written offers received by the licensee must be presented to the owner until the seller accepts an offer.
- B. A licensee is only required to present formal written offers within a certain range of the listing price of the property.
- C. A licensee is only required to present formal written offers that are equal to or more than the listing price.
- D. All formal written offers received by the licensee must be presented to the owner, even after the seller accepts an offer.

**Answer: A**

Explanation:

Comprehensive and Detailed

Under COMAR 09.11.02.33A(5) and the Maryland Code of Ethics, a licensee must promptly present all written offers to the property owner until an offer has been accepted. After acceptance, new offers need not be presented unless the seller specifically requests. This rule ensures fair treatment and full disclosure to clients while maintaining professional standards of practice.

### NEW QUESTION # 152

Which loan type is a fixed-rate mortgage where the monthly principal payments increase over time, according to a set schedule?

- A. Negative amortization
- B. Blanket
- C. Pledged account
- D. Growing equity

**Answer: D**

Explanation:

The financing module defines a Growing Equity Mortgage (GEM) as a fixed-rate loan with scheduled payment increases applied directly to principal, accelerating amortization and reducing total interest over the life of the loan. This differs from negative amortization (where payments don't cover interest and the balance grows), blanket mortgages (cover multiple parcels with a release clause), and pledged account mortgages (use a pledged savings account to subsidize payments).

References: Maryland 60-Hour Principles and Practices of Real Estate - Financing: mortgage types and characteristics; GEM structure, payment increases, and accelerated amortization.

### NEW QUESTION # 153

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