

Pennsylvania Real Estate Commission RePA_Sales_S Certification Sample Questions | RePA_Sales_S Valid Test Cram



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Pennsylvania Real Estate Commission RePA_Sales_S Exam Syllabus Topics:

Topic	Details
Topic 1	<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 2	<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.
Topic 3	<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 4	<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 5	<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.

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Pennsylvania Real Estate Commission PA Salesperson State Exam Sample Questions (Q35-Q40):

NEW QUESTION # 35

Which of the following activities performed by the manager of a multifamily dwelling REQUIRES a real estate license?

- A. Showing apartments to prospective renters
- B. Providing information on rental amounts to prospective renters
- C. Distributing building rules and regulations
- **D. Entering into leases**

Answer: D

Explanation:

A real estate license is required to enter into leases on behalf of a landlord because this involves negotiating real estate transactions.
 * According to 49 Pa. Code § 35.201 (Definitions), property management activities that include leasing, collecting rent, and negotiating lease terms require a real estate license.

* A property manager who is actively negotiating leases must hold a real estate license unless they are directly employed by the property owner.

Why the other answers are incorrect:

* Option B (Distributing Rules): This does not require a license since it is administrative.

* Option C (Showing Apartments): Showing apartments does not require a license as long as no negotiations occur.

* Option D (Providing Rental Info): Providing information is not negotiating a lease, so a license is not needed.

NEW QUESTION # 36

What is the MINIMUM number of hours of continuing education which a real estate licensee MUST complete within the license renewal period?

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

Answer: A

Explanation:

Under 49 Pa. Code § 35.382 (Continuing Education Requirements), a Pennsylvania real estate licensee must complete at least 14 hours of continuing education (CE) during each two-year renewal cycle.

- * These courses must be taken through an approved real estate education provider.
- * Certain renewal periods may have specific course requirements mandated by the Commission.

Why the other answers are incorrect:

- * Option A (10 Hours): Too low; Pennsylvania law requires 14 hours.
- * Option B (12 Hours): Falls short of the required minimum.
- * Option D (16 Hours): Exceeds the required minimum.

NEW QUESTION # 37

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

Answer: D

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.

NEW QUESTION # 38

What MUST a salesperson licensee convicted of a felony do?

- A. Discuss the matter with the employing broker to decide what to do
- B. Terminate all real estate activities
- C. Immediately turn in the real estate license to the Real Estate Commission
- **D. Provide the Real Estate Commission with information about the conviction**

Answer: D

Explanation:

According to 49 Pa. Code § 35.288 under "Reporting of Crimes and Disciplinary Actions", all licensees in Pennsylvania are required to notify the Pennsylvania Real Estate Commission in writing within 30 days of any felony or misdemeanor conviction.

* A licensee does not automatically lose their license upon conviction, but the Commission will review the case and may take disciplinary actions such as suspension or revocation of the license.

* Failing to report the conviction within the required time may result in additional penalties.

* Immediate license surrender (Option A) is not required.

* Discussing with the broker (Option B) is not a sufficient step since the official duty is to inform the Commission.

* Terminating all activities (Option D) is not an automatic requirement unless the Commission suspends or revokes the license.

Reference:

49 Pa. Code § 35.288- Reporting of Crimes and Disciplinary Actions

Real Estate Licensing and Registration Act (RELRA) - 63 P.S. § 455.303 (Criminal Background)

NEW QUESTION # 39

The Pennsylvania Real Estate Commission has received a written complaint that a licensee is engaging in an activity prohibited by the Real Estate Licensing and Registration Act. What action is the Commission empowered to take?

- A. Ascertain the facts and, if warranted, hold a hearing.
- B. Suspend the licensee's license for a period not to exceed 6 months.
- C. Serve the licensee with a cease and desist order.
- D. Transfer the matter to civil authorities in the county in which the alleged activity occurred.

Answer: A

Explanation:

The Pennsylvania Real Estate Commission (PREC) has the power to investigate complaints, hold hearings, and impose disciplinary actions under 63 P.S. § 455.404 (Powers of the Commission).

- * The Commission will first investigate the complaint to determine if the allegations are valid.
- * If warranted, the Commission will hold a formal hearing to decide on appropriate disciplinary action.
- * Possible penalties include fines, suspension, or revocation of the license.

Why the other answers are incorrect:

- * Option A (Automatic 6-Month Suspension): The Commission does not impose automatic suspensions; each case is reviewed individually.
- * Option C (Cease and Desist Order): This is typically used for unlicensed real estate activities, not licensed misconduct.
- * Option D (Transfer to Civil Authorities): While some cases (e.g., fraud) may be referred to law enforcement, the Commission itself first investigates.

NEW QUESTION # 40

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