

Massachusetts-Real-Estate-Salesperson考古題更新，Massachusetts-Real-Estate-Salesperson考試重點

<http://study.com/academy/practice/quiz-worksheet-massachusetts-real-estate-salesperson-licensure.html> Study.com

Quiz & Worksheet - Massachusetts Real Estate Salesperson Licensure

1. The Division of Professional Licensure (DPL) in Massachusetts regulates over 40 professions and trades, and one of them is the ____.

- ☐ National Association of Realtors
- ☐ National Association of Real Estate Brokers
- ☐ Massachusetts Association of Realtors
- ☐ Massachusetts Real Estate Board

2. If a license has been expired for less than two years, the agent must complete continuing education and request a ____.

- ☐ recertification form
- ☐ new license
- ☐ reactivation form
- ☐ real estate reservation

3. Real estate agents in Massachusetts are required to successfully complete ____ hours of continuing education courses sometime during the ____ prior to their license renewal date.

- ☐ 12, 24 months
- ☐ 24, 12 months
- ☐ 24, 24
- ☐ 18, three years

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順便提一下，可以從雲存儲中下載KaoGuTi Massachusetts-Real-Estate-Salesperson考試題庫的完整版：<https://drive.google.com/open?id=1ExhHx41TNXcdgeXRnWM8LKlmsrrGpvJE>

大多數人在選擇Real Estate的Massachusetts-Real-Estate-Salesperson的考試，由於它的普及，你完全可以使用KaoGuTi Real Estate的Massachusetts-Real-Estate-Salesperson考試的試題及答案來檢驗，可以通過考試，還會給你帶來極大的方便和舒適，這個被實踐檢驗過無數次的網站在互聯網上提供了考試題及答案，眾所周知，我們KaoGuTi是提供 Real Estate的Massachusetts-Real-Estate-Salesperson考試試題及答案的專業網站。

Massachusetts-Real-Estate-Salesperson資格認證考試是非常熱門的一項考試，雖然很難通過，但是你只要找准了切入點，考試合格並不是什麼難題。KaoGuTi就是你最好的選擇。KaoGuTi命中率高達100%的資料，可以幫你解決Massachusetts-Real-Estate-Salesperson考試上的任何難題，只要你認真學習資料上的問題，相信一切難題都可以迎刃而解，你購買了考古題以後還可以得到一年的免費更新服務，一年之內，只要你想更新你擁有的資料，那麼你就可以得到最新版。快點來體驗一下吧。

>> Massachusetts-Real-Estate-Salesperson考古題更新 <<

Massachusetts-Real-Estate-Salesperson考古題更新，Massachusetts-Real-Estate-Salesperson問答，Massachusetts-Real-Estate-Salesperson免費下載

我們的Real Estate Massachusetts-Real-Estate-Salesperson 認證考試的最新培訓資料是KaoGuTi的專業團隊不斷地研究出來的，可以幫很多人成就夢想。在現在的競爭激烈的IT行業中，想要穩固自己的地位，就得向專業人士證明自己的知識和技術水準。Real Estate Massachusetts-Real-Estate-Salesperson 認證考試是一個很好的證明自己能力的考試。有了Real Estate Massachusetts-Real-Estate-Salesperson認證證書，你工作會有很大的變化，工資和工作職位都會有所提升。

最新的 Massachusetts Real Estate Massachusetts-Real-Estate-Salesperson 免

費考試真題 (Q43-Q48):

問題 #43

A broker maintains a trust or escrow account. A \$10,000 earnest money deposit is received from a buyer and deposited in the account. Several weeks later and prior to closing, the broker withdraws \$7,000 from the account and puts it in an operating account. This transaction is

- A. permissible if the seller was informed about the transfer of funds.
- B. a violation of federal banking regulations.
- C. an instance of illegal conversion of funds.
- D. permissible as long as the broker is entitled to at least \$7,000 in commission.

答案: C

解題說明:

Comprehensive and Detailed Explanation (150-250 words):

Escrow (trust) accounts must hold client funds untouched until proper disbursement (closing, termination, or mutual written instructions). Withdrawing funds prematurely is considered conversion, the illegal taking or use of another's money.

A: Brokers may only disburse commission funds after closing, not in advance.

B: This is not primarily a banking violation, but a license law violation.

D: Disclosure to the seller does not legalize misappropriation.

Massachusetts law (254 CMR 3.10) strictly prohibits commingling and conversion of escrow funds.

Violations can result in loss of license and criminal liability.

Correct answer: C.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Escrow Accounts; 254 CMR 3.10.

問題 #44

A buyer files a complaint against a licensee with the Massachusetts Commission Against Discrimination (MCAD). MCAD denies the complaint because the buyer filed it too long after the discriminatory incident occurred. Within how many days after the alleged incident must a complaint be filed to be considered?

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

答案: D

解題說明:

The Massachusetts Commission Against Discrimination (MCAD) enforces the state's Fair Housing Law (M.

G.L. c. 151B). A person who believes they have experienced housing discrimination must file a written complaint with MCAD within 300 days of the alleged discriminatory act.

Complaints filed after 300 days will be dismissed as untimely. This timeframe aligns with federal Equal Employment Opportunity Commission (EEOC) procedures but is tailored for housing discrimination enforcement at the state level.

Thus, the deadline is 300 days.

Reference: M.G.L. c. 151B, 5; MCAD Complaint Procedures.

問題 #45

Real estate taxes that are paid in advance are prorated on the closing statement as

- A. no entry to buyer; a credit to seller.
- B. no entry to buyer; a debit to seller.
- C. a debit to buyer; a credit to seller.
- D. a credit to buyer; a debit to seller.

答案: D

解題說明:

When real estate taxes are paid in advance, the seller has already paid for a period extending beyond the closing date. Since the

buyer will benefit from part of that prepaid period, the buyer must reimburse the seller for the portion after closing.
In the closing statement, this appears as:
Credit to Buyer (because the buyer is receiving benefit from prepaid taxes).
Debit to Seller (because the seller has already advanced the payment).
This ensures fairness so that each party pays taxes only for the time they own the property.
Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Closing & Settlement; Real Estate Math (Prorations).

問題 #46

A buyer is looking in several different cities for land to purchase for a shopping center. The buyer has decided to hire several real estate licensees, each representing the buyer in that licensee's city. Which type of agreement would protect the buyer from owing multiple commissions?

- A. nonexclusive buyer-agency
- B. nonexclusive right-to-lease
- C. exclusive right to sell
- D. exclusive agency representation

答案： A

解題說明：

Comprehensive and Detailed Explanation (150-250 words):

A nonexclusive buyer-agency agreement allows the buyer to work with multiple agents at the same time. The buyer is only responsible for paying commission to the agent who actually finds the property they purchase.

This prevents the buyer from being obligated to pay multiple commissions.

A (exclusive agency representation): binds the buyer to only one agent, but allows self-procurement.

B: Refers to leases, not purchases.

D: Exclusive right-to-sell applies to sellers, not buyers.

Thus, the correct agreement is C: nonexclusive buyer-agency.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency & Brokerage Agreements.

問題 #47

A broker lists a property abutting a pond. A potential buyer is interested in the property but plans to build an addition onto a boathouse. The buyer will need

- A. Approval from the State Sanitary Commission.
- B. Approval from the local conservation commission.
- C. A letter of interim control.
- D. A certificate of compliance.

答案： B

解題說明：

If a property abuts a pond, the potential construction of any addition, especially near water, may require approval from the local conservation commission. This is because Massachusetts law, under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), regulates activities near water bodies, wetlands, and other protected areas to preserve the environment and control construction near these sensitive areas.

The local conservation commission is responsible for approving construction projects that could affect the pond or surrounding wetlands. If the buyer intends to build near the pond, especially on land that may fall under these regulations, they must seek the approval of the local conservation commission before proceeding with construction.

Reference: M.G.L. c. 131, § 40 - Wetlands Protection Act; Massachusetts Real Estate Candidate Information Bulletin - Environmental Issues.

問題 #48

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KaoGuTi Real Estate的Massachusetts-Real-Estate-Salesperson考試培訓資料是由考生在類比的情況下學習，你可以控制題型和一些問題以及每個測試的時間，在KaoGuTi網站裏，你可以沒有壓力和焦慮來準備考試，同時也可以避免一

些常見的錯誤，這樣你會獲得信心，在實際測試時能重複你的經驗，你將涵蓋各個領域和類別的微軟技術，幫助你成功的獲得認證。

Massachusetts-Real-Estate-Salesperson考試重點: https://www.kaoguti.com/Massachusetts-Real-Estate-Salesperson_exam.pdf.html

Massachusetts-Real-Estate-Salesperson認證考試培訓工具的內容是由IT行業專家帶來的最新的考試研究材料組成 KaoGuTi是一個優秀的IT認證考試資料網站，在KaoGuTi您可以找到關於Real Estate Massachusetts-Real-Estate-Salesperson認證考試的考試心得和考試材料，Real Estate Massachusetts-Real-Estate-Salesperson考古題更新 一次不通過全額退款的保證，Real Estate Massachusetts-Real-Estate-Salesperson考古題更新 所以，我們在平時的做題中應該有意識的去提升自己的答題速度，Massachusetts-Real-Estate-Salesperson擬真試題覆蓋了真實的考試中的問題，已經成為考生通過 Real Estate 的 Massachusetts-Real-Estate-Salesperson 考試的首選學習資料，同事也有介紹我去購買考題，到網路中去看有關幾家考題的介紹，感覺KaoGuTi Massachusetts-Real-Estate-Salesperson考試重點考題網介紹的考題比較權威，主要的是售後服務非常棒！

妳們也太看不起小泥鰍了，估計想要修煉到和主魂壹樣強大，也就是十天半個月的事情了，Massachusetts-Real-Estate-Salesperson認證考試培訓工具的內容是由IT行業專家帶來的最新的考試研究材料組成 KaoGuTi是一個優秀的IT認證考試資料網站，在KaoGuTi您可以找到關於Real Estate Massachusetts-Real-Estate-Salesperson認證考試的考試心得和考試材料。

高水準的Massachusetts-Real-Estate-Salesperson考古題更新，最新的考試資料幫助妳輕鬆通過Massachusetts-Real-Estate-Salesperson考試

一次不通過全額退款的保證，所以，我們在平時的做题中應該有意識的去提升自己的答題速度，Massachusetts-Real-Estate-Salesperson 擬真試題覆蓋了真實的考試中的問題，已經成為考生通過 Real Estate 的 Massachusetts-Real-Estate-Salesperson 考試的首選學習資料，同事也有介紹我去購買考題，到網路中去看有關幾家考題的介紹，感覺 KaoGuTi 考題網介紹的考題比較權威，主要的是售後服務非常棒！

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