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In this version, you don't need an active internet connection to use the Maryland-Real-Estate-Salesperson practice test software. This software mimics the style of real test so that users find out pattern of the real test and kill the exam anxiety. PDFTorrent offline practice exam is customizable and users can change questions and duration of Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) mock tests. All the given practice questions in the desktop software are identical to the Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) actual test.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q135-Q140):

NEW QUESTION # 135

You represent a buyer of a \$1 million property. The seller's agent offers a 2.5% cooperative agent compensation. Who's your client?

- **A. The buyer**
- B. The seller's agent's broker
- C. The seller
- D. The seller's agent

Answer: A

Explanation:

Under Maryland law, agency relationships are determined by who the licensee represents, not by who pays the compensation. Even though the buyer's agent may receive payment from the listing broker via a cooperative compensation (often shared through the MLS), that payment does not make the buyer's agent an agent of the seller.

The licensee's fiduciary duties-loyalty, confidentiality, disclosure, obedience, reasonable care, and accounting-belong solely to the buyer, the client under the brokerage agreement.

This principle is detailed under the Maryland Agency Law section of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Law of Agency module.
- Business Occupations and Professions Article 17-530 through 17-534.
- COMAR 09.11.07.01 - Disclosure of Agency Relationships.

NEW QUESTION # 136

Which statement best represents how dual agency is impacted by teams in Maryland?

- A. The dual agent may be part of the same team as the ICAs.
- B. The broker may serve as an ICA along with a team member.
- C. Dual agency isn't allowed within real estate teams.
- **D. The broker may designate ICAs from within a team, with the broker or office manager serving as the dual agent.**

Answer: D

Explanation:

Comprehensive and Detailed

Under Maryland Real Estate Brokers Act §17-530 and COMAR 09.11.02.08, dual agency is permitted only when informed, written consent is obtained from both buyer and seller. When licensees operate as part of a team, the broker (or office manager acting as the broker's designee) may appoint intra-company agents (ICAs) from within that team to represent each party. The broker or manager then acts as the dual agent, overseeing both sides without providing direct representation to either. This structure preserves confidentiality and compliance with Maryland's agency disclosure requirements.

NEW QUESTION # 137

Complete this formula: Net to seller = _____

- **A. Sales price**
- B. Closing costs
- C. (100% - commission rate)
- D. Market value
- E. Commission rate

Answer: A

Explanation:

The standard net-to-seller calculation is:

Net to seller = Sales price × (100% # commission rate) # closing costs.

Thus, the missing element is Sales price. (Commission is calculated on the sales price, then other seller-paid closing costs are subtracted to arrive at net.) Reference: Maryland pre-licensing curriculum - Math for Real Estate (seller net sheets; computing commission and net proceeds).

NEW QUESTION # 138

Why would a buyer want to know whether any additions or alterations were made to a property?

- A. So the buyer can remove these items prior to closing
- B. So the buyer can decide whether a price reduction is in order
- C. So the buyer can use the same contractor for additional additions and alterations
- **D. So the buyer can determine if permits were pulled**

Answer: D

Explanation:

In Maryland, buyers have the right to receive full disclosure of any additions, alterations, or improvements made to a property. This is crucial because such modifications may have required building permits and inspections under state and local building codes.

A buyer wants to know whether permits were obtained to ensure that:

The work was done legally and safely,

It meets local code requirements, and

There are no future liability or resale issues.

Unpermitted work can lead to enforcement actions or costly repairs. The Maryland Property Disclosure and Disclaimer Statement (per Real Property 10-702) requires sellers to disclose known material defects or improvements.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Environmental Issues and Disclosures" Module
Maryland Real Property Article 10-702 - Residential Property Disclosure and Disclaimer Requirements.

NEW QUESTION # 139

Species habitat, beauty, erosion control, and pollution treatment are all reasons why wetlands are _____.

- A. Protected
- B. Developed
- C. Not regulated
- D. Not valuable resources

Answer: A

Explanation:

Wetlands provide critical ecosystem services—they serve as wildlife habitat, enhance aesthetics, control erosion, store floodwaters, and filter pollutants. Because of these public benefits, wetlands are protected under federal and state law, and Maryland licensees are trained to recognize that development near wetlands often triggers permitting, setbacks, and disclosure obligations.

References (Maryland Pre-Licensing Core Content):

* Maryland 60-Hour Course: "Environmental Issues and Disclosures" (wetlands functions; permitting; protected resources).

* Overview of federal/state wetland protections as discussed in course materials.

NEW QUESTION # 140

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We all know that Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam dumps are an important section of the Maryland-Real-Estate-Salesperson exam that is purely based on your skills, expertise, and knowledge. So, we must find quality Maryland-Real-Estate-Salesperson Questions that are drafted by industry experts who have complete knowledge regarding the Maryland-Real-Estate-Salesperson Certification Exam and can share the same with those who want to clear the Maryland-Real-Estate-Salesperson exam. The best approach to finding Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam dumps is to check the PDFTorrent that is offering the Maryland-Real-Estate-Salesperson practice questions.

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