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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q38-Q43):

NEW QUESTION # 38

In terms of encumbrances, what's a license?

- A. Permission without possession, interest, or ownership
- B. Process by which a non-owner gains possession of a property after a certain amount of time

- C. Permission to do something on another's land while also possessing an interest or ownership in the land
- D. Permission to alter someone's land or property

Answer: A

Explanation:

Comprehensive and Detailed

A license is a personal, revocable privilege to perform some act on another person's land without any possessory right or ownership interest. Unlike an easement, a license does not transfer with the land and can be revoked at any time by the licensor. Examples include permission to hunt, park, or attend an event on private property.

In Maryland's pre-licensing course, this concept is taught under "Interests in Real Estate" as a type of encumbrance that affects property use but not ownership.

NEW QUESTION # 39

Which of the following is used to protect the buyer from title defects after closing?

- A. Abstract of title
- B. Attorney's opinion of title
- C. Chain of title
- D. **Buyer title insurance policy**

Answer: D

Explanation:

An owner's (buyer's) title insurance policy provides financial protection to the buyer after closing against covered defects in title (e.g., undisclosed liens, errors in the public record, forgeries) that existed as of the policy date. An abstract of title and a chain of title are historical summaries used in the examination of title but do not provide indemnity. An attorney's opinion of title is an expert assessment, not an insurance contract, and similarly does not indemnify the buyer against losses from covered defects discovered later.

References: Maryland pre-licensing curriculum topics "Closing the Real Estate Transaction" and "Transfer of Title" (title evidence vs. title insurance; owner's vs. lender's policies; post-closing protection).

NEW QUESTION # 40

What's a foreclosure?

- A. A property sale that occurs in less than one week
- B. A sale that fails to receive a high enough bid at auction and then falls to the bank's ownership
- C. **The forced sale of a property due to the borrower defaulting on the mortgage loan**
- D. The sale of a property when the market value of the home is less than what is owed, plus closing cost

Answer: C

Explanation:

Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:

Foreclosure is the legal process by which a lender exercises its right to force the sale of mortgaged property when the borrower defaults on the note or deed of trust.

In Maryland-a judicial foreclosure state-the lender must file a court action before selling the property.

Proceeds from the sale are used to satisfy the debt, accrued interest, and foreclosure costs.

This definition is covered in the Financing module under Mortgage Default and Foreclosure Remedies.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Financing and Foreclosure Procedures section.
- Maryland Real Property Article §7-105 et seq.

NEW QUESTION # 41

How does discrimination still occur, even though it's illegal?

- A. Not all laws make sense.

- B. Discrimination is human nature.
- **C. Discrimination is often not visible to the public.**
- D. Discrimination makes good business sense.

Answer: C

Explanation:

In the Fair Housing and Ethics module, the course emphasizes that unlawful housing discrimination often occurs in subtle or less visible forms, including steering, disparate impact, selective marketing, inconsistent application of qualifiers, and micro-level decision-making that the public may not observe. The fact that discrimination is illegal does not eliminate hidden practices; therefore, practitioners must know the protected classes, recognize subtle violations, and implement consistent, documented, and neutral business practices.

References: Maryland 60-Hour Principles and Practices of Real Estate - Fair Housing and Ethics: prohibited practices (overt and subtle), disparate impact, steering, and compliance best practices.

NEW QUESTION # 42

What instruments are commonly used to secure the purchase of real property?

- **A. Mortgage and promissory note**
- B. Mortgage and lease
- C. Deed of trust and promissory note
- D. Mortgage and deed of trust

Answer: A

Explanation:

A promissory note is a borrower's written promise to repay a specified amount of money under agreed terms.

A mortgage is the security instrument that pledges real property as collateral for that note.

Together, they form the legal and financial foundation for most real estate loans.

If the borrower defaults, the lender may foreclose on the property under the rights granted by the mortgage.

The Maryland 60-Hour Course explains that while some states use deeds of trust instead of mortgages, Maryland primarily uses mortgages and promissory notes in conventional real estate financing.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Financing" Module Md. Real Property Article 7-105 - Mortgage and Foreclosure Provisions.

NEW QUESTION # 43

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