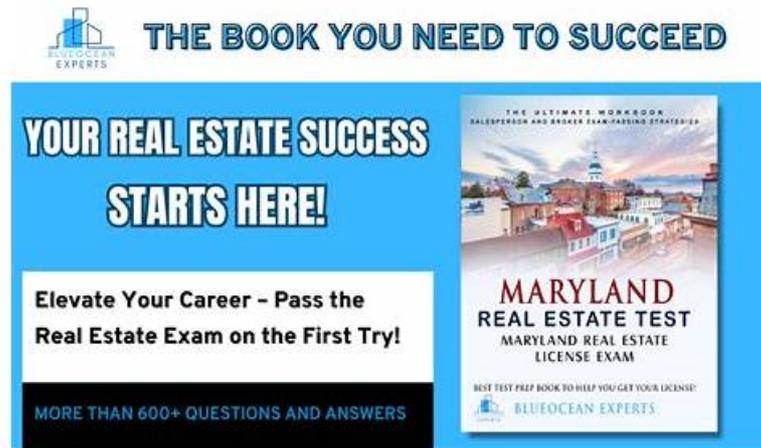


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## Real Estate Maryland-Real-Estate-Salesperson Intereactive Testing Engine | Frequent Maryland-Real-Estate-Salesperson Updates

In recent years, fierce competition agitates the forwarding IT industry in the world. And IT certification has become a necessity. If you want to get a good improvement in your career, The method that using the Prep4cram's Real Estate Maryland-Real-Estate-Salesperson Exam Training materials to obtain a certificate is very feasible. Our exam materials are including all the questions which the exam required. So the materials will be able to help you to pass the exam.

## Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q137-Q142):

### NEW QUESTION # 137

A buyer representation agreement is similar to which document used when representing a seller?

- A. A consumer notice
- B. A seller disclosure

- C. A listing agreement
- D. A seller's net sheet

**Answer: C**

Explanation:

A buyer representation agreement establishes an agency relationship between a buyer and a broker, outlining the broker's duties and compensation for assisting the buyer in finding and purchasing a property.

This agreement serves the same purpose as a listing agreement does for a seller-it defines the relationship, responsibilities, and authority between client and broker.

Both agreements are legally binding contracts and must include the terms of representation, duration, and agency disclosures as required by Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Listing Agreements and Buyer Representation" Module Md. Business Occupations and Professions Article 17-532 - Duties of Licensees in Agency Relationships.

### NEW QUESTION # 138

At the end of this month, Evy will have been paying rent on her ground lease for 15 years. She's decided to give 30 days' notice to the landowner that she plans to buy out the lease. What type of ground lease does Evy have?

- A. Irredeemable ground lease
- B. Irregular ground lease
- C. Regular ground lease
- D. Redeemable ground lease

**Answer: D**

Explanation:

In Maryland, a redeemable ground rent (ground lease) allows the leasehold tenant to redeem (buy out) the ground rent by paying the statutory redemption amount to the ground rent holder, typically with advance written notice (often 30 days) after a minimum period has elapsed. An irredeemable ground rent cannot be bought out by the tenant. The question's facts-15 years of payments and the tenant giving 30 days' notice to buy out-match the characteristics of a redeemable ground lease.

References: Maryland pre-licensing curriculum-Leases and Property Management (Maryland ground rents; redeemable vs. irredeemable; tenant redemption/notice).

### NEW QUESTION # 139

What happens when personal property is attached to real property?

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

**Answer: C**

Explanation:

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.

Reference: Maryland 60-Hour Principles and Practices Course - "Real Property and the Law" Topic; Maryland Real Property Article 1-101(b).

### NEW QUESTION # 140

What is it called when a person who has possession of a property through a life estate abuses the property or allows it to deteriorate?

- A. Estate at sufferance

- B. Reversionary interest
- **C. Act of waste**
- D. Escheat

**Answer: C**

Explanation:

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

A life tenant holds possession for the duration of a measured life but must maintain the property and preserve its value for the remainderman or reversionary owner.

When the life tenant damages, neglects, or depletes the property, that conduct is termed an act of waste.

The future interest holder may take legal action to stop such waste.

The concept appears under "Interests in Real Estate" when describing life estates and their limitations.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Estates in Land chapter.

- Maryland Real Property Article §14-101 et seq.

#### **NEW QUESTION # 141**

A buyer can submit the earnest-money deposit in the form of \_\_\_\_\_.

- **A. A personal check**
- B. A promissory note
- C. Verbal assurance
- D. A post-dated check

**Answer: A**

Explanation:

Comprehensive and Detailed

Maryland license law allows the earnest-money deposit (good-faith deposit) to be paid in cash, certified funds, or personal check, provided the terms are disclosed in the sales contract. A post-dated check or promissory note is not considered "good funds" unless all parties agree in writing. Verbal assurances never satisfy the deposit requirement. The broker must promptly deposit the funds in a designated trust (escrow) account.

#### **NEW QUESTION # 142**

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