

Maryland-Real-Estate-Salesperson Practice Test - Maryland-Real-Estate-Salesperson Training Torrent: Maryland Real Estate Salesperson Examination - Maryland-Real-Estate-Salesperson Study Guide



The Real Estate job market has become so competitive and challenging. To stay competitive in the market as an experienced Real Estate professional you have to upgrade your skills and knowledge with the Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) certification exam. With the Real Estate Maryland-Real-Estate-Salesperson exam dumps you can easily prove your skills and upgrade your knowledge. To do this you just need to enroll in the Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) certification exam and put all your efforts to pass this challenging Maryland-Real-Estate-Salesperson exam with good scores. However, you should keep in mind that to get success in the Maryland-Real-Estate-Salesperson certification exam is not a simple and easy task.

Continuous improvement is a good thing. If you keep making progress and transcending yourself, you will harvest happiness and growth. The goal of our Maryland-Real-Estate-Salesperson latest exam guide is prompting you to challenge your limitations. People always complain that they do nothing perfectly. As long as you submit your email address and apply for our free trials, we will soon send the free demo of the Maryland-Real-Estate-Salesperson training practice to your mailbox. If you are uncertain which one suit you best, you can ask for different kinds free trials of Maryland-Real-Estate-Salesperson latest exam guide in the meantime. After deliberate consideration, you can pick one kind of study materials from our websites and prepare the exam.

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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q51-Q56):

NEW QUESTION # 51

Where should a real estate licensee verify the details of a complaint or regulatory change related to their license?

- A. With the supervising brokerage
- B. With a co-worker of the licensee
- C. On the Real Estate Commission's website
- D. With the licensee themselves

Answer: C

Explanation:

Comprehensive and Detailed

A complaint against a real estate licensee in Maryland must be filed with the Maryland Real Estate Commission (MREC).

The complaint can be submitted online via the Commission's official website or by mail using the form provided by the MREC.

The Commission investigates alleged violations of the Real Estate Brokers Act, including misconduct, ethical breaches, or failure to comply with license law.

Complaints are not handled by the brokerage or individual agents.

NEW QUESTION # 52

What term refers to the profit from the sale of property that is subject to taxation?

- **A. Taxable gains**
- B. Deferment
- C. Depreciation
- D. Equity

Answer: A

Explanation:

Comprehensive and Detailed

A real property exchange, often called a 1031 exchange, allows investors to defer paying capital gains taxes when swapping one investment property for another of like kind. However, if the transaction does not meet IRS requirements or if "boot" (cash or non-like-kind property) is received, the gain becomes taxable. The Maryland course identifies taxable gains as the main drawback when the exchange fails to fully qualify for deferral.

NEW QUESTION # 53

What are emblements considered to be?

- A. A subsurface right
- B. Real property
- **C. Personal property**
- D. Land

Answer: C

Explanation:

In the "Real Property and the Law" segment, the course distinguishes between real property (land, improvements, and appurtenances) and personal property (movable items not affixed to land). Emblements

-also called fructus industriales-are annually cultivated crops (e.g., corn, wheat, vegetables) produced through tenant labor and industry. These are treated as personal property belonging to the person who planted them, typically the tenant, even if the crops mature after the tenancy ends. By contrast, fructus naturales (e.g., trees, shrubs, perennial plants) are part of the land and therefore real property until severed.

References (Course Outline/Study Topics): Maryland 60-Hour Principles and Practices of Real Estate -

"Real Property and the Law" (Real vs. personal property; fructus industriales/emblements vs. fructus naturales).

NEW QUESTION # 54

What is one drawback of sub-agency from a listing broker's standpoint?

- **A. The listing broker and listing agent can be liable for the sub-agent's actions.**
- B. The listing broker will have to pay two agents' commissions.
- C. Both parties must agree to dual agency.
- D. There aren't any drawbacks.

Answer: A

Explanation:

Under sub-agency, a cooperating broker or licensee assists the listing broker in selling the property and represents the seller as a sub-agent of the listing broker.

A key drawback is that the listing broker is legally responsible for the sub-agent's actions because the sub-agent owes fiduciary duties to the same principal (the seller).

Any misrepresentation, negligence, or violation by the sub-agent can expose the listing broker to disciplinary action or civil liability.

This is why many Maryland brokers now prefer buyer agency over sub-agency.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Agency Relationships and Sub-Agency section.
- Business Occupations and Professions Article 17-534.

NEW QUESTION # 55

How does the income from property taxes benefit the community?

- A. It's used to fund essential services and public works.
- B. It's used to determine property tax increases.
- C. It's used to build high-end housing.
- D. It's used to build new shopping malls.

Answer: A

Explanation:

Comprehensive and Detailed

Property taxes collected by local jurisdictions in Maryland support essential public services such as schools, police and fire departments, infrastructure maintenance, libraries, and sanitation. The revenue forms the primary funding source for county and municipal budgets. These taxes do not automatically determine future tax rates; rather, they sustain ongoing community operations and improvements.

NEW QUESTION # 56

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