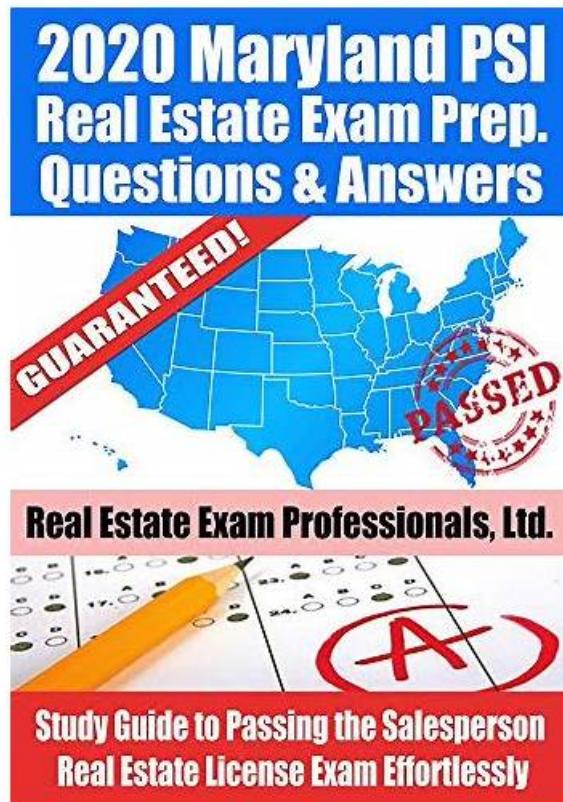


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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q183-Q188):

NEW QUESTION # 183

Down the Road Brokerage has an in-house transaction situation and has appointed one of its licensees to represent the buyer client and one to represent the seller client. The two licensees are acting as what type of agents?

- A. Both are acting as special agents.
- B. The buyer agent is acting as a special agent and the seller agent is acting as an appointed agent.
- **C. Both are acting as intra-company agents.**
- D. The buyer agent is acting as a general agent and the seller agent is acting as an assigned agent.

Answer: C

Explanation:

Maryland recognizes dual agency within a brokerage when the brokerage represents both sides of a transaction. With the informed written consent of both parties, the broker (or branch manager) serves as the dual agent, and the broker may appoint separate associated licensees to represent each party; those appointees are called intra-company agents. Each intra-company agent owes undivided fiduciary duties to their respective client, while the broker maintains neutrality as the dual agent. This structure is specific to Maryland's agency framework.

References:

Maryland Business Occupations & Professions Article, Title 17 (Real Estate Brokers Act) - dual agency and intra-company agency framework.

COMAR 09.11.02 (MREC regulations) - agency disclosures and intra-company appointments.

Maryland 60-Hour Principles & Practices Course - Maryland Agency Law Module (dual agency & intra- company agency).

NEW QUESTION # 184

Which of these is an example of a lot-and-block description?

- A. "Beginning at the iron pin 30 paces from the center of the brook that runs across the road southwesterly from the dwelling ..."
- B. 123 Roanoke Street Any Town, ST 98765
- **C. Lot 6 of Block 3 of the East Subdivision plat as recorded in Map Book 18, Page 11 at the Recorder of Deeds**
- D. S 1/2 SE 1/4 NW 1/4 Section 2 ...

Answer: C

Explanation:

A lot-and-block legal description identifies land within a recorded subdivision plat, referencing a specific lot number, block number, map book, and page filed with the county recorder. It's the most common method for urban and suburban properties in Maryland. Choices B and D represent metes-and-bounds and rectangular survey systems, respectively; A is simply a street address.

Reference: Maryland 60-Hour Course - "Real Property and the Law" Topic (Legal Descriptions); Maryland Real Property Article 3-108 (Plats and Recorded Maps).

NEW QUESTION # 185

What practice did the Fair Housing Act of 1968 attempt to eliminate?

- A. Discrimination based on source of income
- **B. Discrimination through blockbusting, steering, and redlining**
- C. Discrimination based on marital status

- D. Discrimination based on sexual orientation

Answer: B

Explanation:

The Fair Housing Act of 1968 (Title VIII of the Civil Rights Act) prohibits discrimination in housing- related transactions and targets discriminatory practices including blockbusting (inducing sales by suggesting the entry of protected classes), steering (directing clients to or from areas based on protected characteristics), and redlining (denying or varying terms for loans or insurance based on neighborhood demographics).

* Marital status, sexual orientation, and source of income are not federal protected classes in the 1968 Act's original text; however, Maryland law provides broader protections at the state level.

References (Maryland Pre-Licensing Core Content):

* Maryland 60-Hour Course: "Fair Housing and Ethics" (federal protected classes; prohibited practices- blockbusting, steering, redlining).

* Federal Fair Housing Act (Title VIII) concepts as taught in the Maryland curriculum; Maryland Human Relations Law adds state protections.

NEW QUESTION # 186

What's the purpose of a listing agreement in Maryland?

- A. To guarantee a sale
- B. To guarantee payment for the listing agent
- C. To bind the seller to one agent
- D. To specify the agreement between the listing broker and the seller

Answer: D

Explanation:

A listing agreement is a legally binding contract between a seller and a licensed real estate broker that establishes the broker's authority to market the property and represent the seller's interests in finding a ready, willing, and able buyer.

It outlines the terms of representation, including price, commission, duration, and the duties of both parties.

The agreement does not guarantee a sale; rather, it ensures mutual understanding of responsibilities and compensation should a sale occur.

This principle is covered in the Listing Agreements and Buyer Representation module.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Listing Agreements and Brokerage Contracts section.

- Business Occupations and Professions Article 17-534.

NEW QUESTION # 187

What might you find in the legal description of a deed?

- A. Title abstract
- B. Name of developer
- C. Metes and bounds property description
- D. County clerk's name

Answer: C

Explanation:

A legal description precisely identifies a parcel of real estate so it can be uniquely located and distinguished from other property. In Maryland, deeds typically include one of several accepted types of legal descriptions: metes and bounds, lot and block, or rectangular survey (where applicable).

Metes and bounds describe the property boundaries using directions, distances, and reference points (monuments).

This ensures that the property can be clearly identified for conveyance and recording purposes.

Items such as the county clerk's name, developer name, or title abstract are not part of the deed's legal description.

Reference: Maryland 60-Hour Principles and Practices Course - "Transfer of Title" Topic; Maryland Real Property Article 4-101 et seq. (Requirements for Valid Deeds).

NEW QUESTION # 188

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