

# Preparing for Real Estate Massachusetts-Real-Estate-Salesperson PDF Exam Questions In Short Time



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>> Exam Massachusetts-Real-Estate-Salesperson Details <<

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## Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q109-Q114):

### NEW QUESTION # 109

A tenant in a building that is being converted to condominiums is required to receive an opportunity to purchase the unit the tenant occupies at terms

- A. Equal to or better than that offered to the general public.
- B. At a monthly payment equal to the tenant's current monthly rent.
- C. 15% less than that offered to the general public.
- D. 20% less than that offered to the general public.

Answer: A

Explanation:

Under Massachusetts law (specifically M.G.L. c. 183A), tenants in properties being converted to condominiums are given the right of first refusal to purchase the unit they occupy. The offer must be made at terms that are equal to or better than those offered to the general public.

This ensures that tenants have the opportunity to buy their units at the same price or better terms than any outside buyers. This protection allows tenants the chance to remain in their homes as owners, rather than being displaced.

The law does not stipulate that the unit must be offered at a discount (such as 20% or 15% off); rather, the terms must be equal or more favorable than those available to others.

Reference: M.G.L. c. 183A, 9; Massachusetts Real Estate Candidate Information Bulletin - Tenants' Rights.

### NEW QUESTION # 110

Which of the following groups are protected under the Massachusetts Fair Housing Laws?

- A. Sex offenders
- B. Students
- C. Public assistance recipients
- D. Smokers

**Answer: C**

Explanation:

The Massachusetts Fair Housing Law (M.G.L. c. 151B) prohibits discrimination based on race, color, religion, sex, sexual orientation, gender identity, national origin, familial status, disability, and receipt of public assistance.

This includes protection for individuals who are recipients of public assistance (e.g., Section 8 housing voucher recipients). Sex offenders, students, and smokers are not protected classes under the law. While landlords can regulate smoking and may have policies on students or criminal history, they cannot discriminate based on receipt of public assistance, which is a specifically protected category under Massachusetts law.

Reference: M.G.L. c. 151B; Massachusetts Fair Housing Guidelines.

### NEW QUESTION # 111

Active licensees renewing a real estate license must have completed how many hours of continuing education during the two years prior to the scheduled renewal?

- A. Four
- B. Twelve
- C. Sixteen
- D. Six

**Answer: D**

Explanation:

In Massachusetts, active real estate licensees are required to complete 12 hours of continuing education (CE) during the two-year period prior to their license renewal. This education is essential to ensure that real estate professionals stay updated on industry changes, including legal updates, ethical practices, and the latest regulations.

Among the 12 hours, 3 hours must be focused on the legal aspects of real estate, while the remaining 9 hours can be chosen from various real estate topics, such as ethics, property management, or fair housing laws.

Thus, the correct answer is that six hours are required for continuing education, not 4, 12, or 16.

Reference: 254 CMR 6.00 - Continuing Education Requirements; Massachusetts Real Estate License Law.

### NEW QUESTION # 112

On which of the following must the landlord pay interest when collecting first month, last month, and security deposit?

- A. First month only
- B. Only if they are deposited in an interest-bearing account
- C. Security deposit and last month
- D. Last month only

**Answer: C**

Explanation:

Under M.G.L. c. 186, 15B, landlords in Massachusetts must pay interest on both the security deposit and the last month's rent if these funds are held for more than one year. The interest must be paid annually and credited to the tenant's account, unless the tenant and landlord have a written agreement stating otherwise.

The first month's rent is not subject to interest requirements. The landlord must hold the security deposit in a separate, interest-bearing account, and the interest accrues for the benefit of the tenant.

Therefore, the landlord must pay interest on both the security deposit and last month's rent.

Reference: M.G.L. c. 186, 15B; Massachusetts Real Estate Candidate Information Bulletin - Tenant Rights.

### NEW QUESTION # 113

An owner signed a contract to sell an apartment building. Just before closing, the owner informed the buyers that the owner would NOT sell the property. A lawsuit filed by the buyers would be for

- A. lis pendens.
- **B. specific performance.**
- C. a deficiency judgment.
- D. quiet title action.

**Answer: B**

Explanation:

In real estate contract law, when a seller refuses to close after entering into a valid purchase and sale agreement, the buyer can sue for specific performance. This legal remedy compels the seller to perform the exact terms of the contract, meaning they must proceed with the sale.

A lis pendens (B) is merely a recorded notice that litigation is pending, not a lawsuit itself. A quiet title action (C) is used to resolve disputes over property ownership or defects in title, not to enforce a sales contract. A deficiency judgment (D) arises when a foreclosure sale does not produce enough funds to cover the outstanding loan, which is unrelated to this scenario.

Massachusetts recognizes specific performance as an equitable remedy available to real estate buyers because each parcel of real estate is unique. Courts often side with the buyer in such cases, ordering the seller to transfer title as originally agreed.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts Section; Massachusetts General Laws, Contract Remedies in Real Estate Transactions.

### NEW QUESTION # 114

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