

# Maryland-Real-Estate-Salesperson Valid Exam Testking & Maryland-Real-Estate-Salesperson Reliable Test Experience

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## Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

### 1. What is one of the steps needed to get a Maryland real estate license?

- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce

### 2. What is an activity that requires a real estate license?

- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

### 3. What is one thing you must do to renew your real estate license in Maryland?

- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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## Real Estate Maryland Real Estate Salesperson Examination Sample

## Questions (Q71-Q76):

### NEW QUESTION # 71

What are emblements considered to be?

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

**Answer: A**

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 industriaes-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 industriaes/emblements vs. fructus naturales).

### NEW QUESTION # 72

How do you decide which party you represent in a transaction?

- A. It's based on the express written agreement between you and the party whom you represent.
- B. It's based on priority. A seller's duties come before a buyer's duties.
- C. It's based on compensation. If the seller is paying you, you work for the seller.
- D. It's based on the implied agreement between you and the party whom you represent.

**Answer: A**

Explanation:

In Maryland, agency is established by an express, written brokerage agreement that identifies the client, defines the scope of services, and sets compensation terms and required disclosures. Who pays compensation does not determine agency; payment can come from any party or through the cooperative compensation system (e.g., MLS offers) without changing whom the licensee represents. Implied agency is not an acceptable substitute for the required written agreement in Maryland.

References:

Maryland Business Occupations & Professions Article, Title 17 - written brokerage agreement requirement and agency disclosures. COMAR 09.11.02 (MREC regulations) - content and use of brokerage agreements; disclosure obligations.

Maryland 60-Hour Principles & Practices Course - Real Estate Brokerage & Agency Module (written agreements and representation).

### NEW QUESTION # 73

Why should buyers be cautious when considering a property with an older tank (e.g., septic or fuel tank)?

- A. The buyer may want to use the tank.
- B. The buyer will need to check if the tank is correctly sized.
- C. Older tanks may leak and contaminate the ground.
- D. Buyers don't need to know.

**Answer: C**

Explanation:

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Underground storage tanks (USTs), particularly older ones made of steel, may corrode and leak, releasing hazardous substances such as oil or fuel into the soil and groundwater.

Maryland environmental law and the 60-Hour Course emphasize that sellers must disclose known environmental hazards, and buyers should be aware of potential remediation costs.

The Maryland Department of the Environment (MDE) regulates USTs, requiring proper registration, maintenance, and closure procedures to prevent contamination.

#### **NEW QUESTION # 74**

Google and "If This, Then That" alerts can assist you with which of the following?

- A. Removing your listings from a rental website
- B. Posting your online listings for rent
- **C. Monitoring your online listings for rental scams**
- D. Guaranteeing that the property owner receives all rental income

**Answer: C**

Explanation:

The Property Management section of the Maryland pre-licensing course teaches that licensees must monitor their listings for fraudulent online activity, such as rental scams where criminals copy legitimate ads and re-post them with false contact details. Setting up automated alerts through tools like Google Alerts or If This, Then That (IFTTT) can help licensees detect unauthorized use of their listings or identifying information.

These monitoring tools allow quick corrective action and protect both the brokerage and the public from scams.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Property Management and Advertising Compliance section.
- Maryland Code of Ethics, COMAR 09.11.02.01-02.

#### **NEW QUESTION # 75**

When a client understands what dual agency is and agrees in writing to allow a firm to act as a dual agent for them in a real estate transaction, this is known as \_\_\_\_\_.

- A. Mutual agreement
- **B. Informed consent**
- C. Double dipping
- D. Representation by proxy

**Answer: B**

Explanation:

Informed consent is a legal requirement under Maryland Agency Law when a brokerage represents both a buyer and a seller in the same real estate transaction (dual agency).

In this arrangement, the broker acts as the dual agent, while separate intra-company agents may represent each party.

The client must receive full disclosure of the potential conflicts of interest and consent in writing before dual agency can occur.

Without informed, written consent, dual agency is prohibited under Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Maryland Agency Law" Module Md. Business Occupations and Professions Article 17-530-17-532 - Disclosure and Consent to Dual Agency.

#### **NEW QUESTION # 76**

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