

# Virginia Real Estate Salesperson Exam test dumps & exam questions for Real Estate Licensing Virginia-Real-Estate-Salesperson



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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample

## Questions (Q65-Q70):

### NEW QUESTION # 65

What was the outcome of Plessy v. Ferguson?

- A. The Supreme Court decided that racially based zoning was illegal.
- B. The Supreme Court decided that the enforcement of racially based restrictive covenants was illegal.
- C. The Supreme Court decided that racial segregation of children in public schools was illegal.
- D. The Supreme Court decided that "separate but equal" separation of the races was legal as long as Black and white facilities were equal.

**Answer: D**

Explanation:

In Plessy v. Ferguson (1896), the U.S. Supreme Court upheld a Louisiana law mandating racial segregation in railway cars.

The Court ruled that racial segregation was constitutional under the "separate but equal" doctrine.

This legalized segregation in public facilities for decades until overturned by Brown v. Board of Education (1954), which declared segregation in public schools unconstitutional.

Other options:

(B) Refers to Brown v. Board of Education (1954).

(C) Refers to Shelley v. Kraemer (1948) (restrictive covenants).

(D) Refers to Buchanan v. Warley (1917) (racial zoning).

Reference (Virginia Real Estate & Civil Rights Law):

Plessy v. Ferguson, 163 U.S. 537 (1896)

Brown v. Board of Education, 347 U.S. 483 (1954)

Virginia Fair Housing Law history and case law integration

### NEW QUESTION # 66

Randy and Joe were married, then divorced. Joe got the house in the divorce settlement. When he later goes to sell it, a title company tells him there's a cloud on the title due to the divorce. What is most likely to resolve this cloud?

- A. requiring Joe to put some earnest money in escrow
- B. filing the deed with the county
- C. putting a mechanic's lien on the property
- D. having Randy sign a quitclaim deed

**Answer: D**

Explanation:

When spouses divorce, property division may leave a cloud on title if both names were originally on the deed but only one gets awarded the property.

The cleanest way to clear this is for the spouse no longer claiming interest (Randy) to sign a quitclaim deed transferring any possible interest to Joe.

Filing the original deed with the county (B) doesn't resolve the cloud.

Earnest money escrow (C) and mechanic's liens (D) are irrelevant.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-300 et seq. (Deeds)

Virginia Real Estate Principles - Title issues & clearing clouds

A490-02REGS.pdf - Title & conveyance curriculum

### NEW QUESTION # 67

Which of the following is NOT an option that a seller has after receiving a counteroffer?

- A. discharge the contract
- B. allow the offer to expire
- C. reject the offer in writing
- D. accept the offer

**Answer: A**

Explanation:

When a seller receives a counteroffer, the original offer is terminated, and the seller has limited options:

Accept the counteroffer.

Reject it in writing.

Allow it to expire without response.

They cannot "discharge the contract" because no binding contract exists until there is mutual acceptance of an offer. "Discharge" applies only to an already valid and executed contract (e.g., by performance, mutual rescission, or operation of law).

Reference (Virginia Real Estate):

Code of Virginia Title 11 (Contracts)

Virginia Real Estate Principles - Offers & Counteroffers section

A490-02REGS.pdf - Contract law curriculum

### NEW QUESTION # 68

The creation of express agency is best handled via a(n):

- A. oral agreement or buyer representation agreement
- B. listing agreement or ratified actions
- C. oral agreement or ratified actions
- **D. listing agreement or buyer representation agreement**

**Answer: D**

Explanation:

Express agency is created through a clear written or oral agreement.

In real estate, the best practice (and Virginia requirement for enforceability) is through:

Listing agreement (seller representation)

Buyer representation agreement (buyer representation)

Other options:

(A) Oral agreements possible but not best practice in Virginia.

(B) Ratified actions = implied agency, not express.

(C) Listing agreement alone covers only seller side.

Reference:

Code of Virginia §54.1-2137 & §54.1-2138 (Agency agreements in writing) Virginia Real Estate Board Regulations - Agency Disclosure

### NEW QUESTION # 69

In addition to evaluating borrower creditworthiness, to complete the loan approval process, the underwriter needs to evaluate the:

- A. broker
- B. seller
- **C. property**
- D. tender

**Answer: C**

Explanation:

Loan underwriting evaluates two things:

Borrower's creditworthiness (income, debt, credit score).

The property's value and suitability (via appraisal, condition, and title review).

The lender needs to ensure that the property provides sufficient collateral in case of default.

Other options:

(A) Tender - unrelated.

(C) Broker - not evaluated.

(D) Seller - irrelevant to loan approval.

Reference:

Fannie Mae Selling Guide - Loan Underwriting

Virginia Real Estate Finance Principles - Loan Process

## NEW QUESTION # 70

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