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>> **Maryland-Real-Estate-Salesperson Key Concepts** <<

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on the first attempt can be stressful, but Real Estate Maryland-Real-Estate-Salesperson exam questions can help manage stress and allow you to perform at your best.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q59-Q64):

NEW QUESTION # 59

What are emblements considered to be?

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

Answer: D

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 # 60

When registering a business, which of the following is a correct requirement for naming the business?

- A. They must use a business name, which may not be their own name.
- **B. They must use their own name or their own name in combination with a registered business name.**
- C. They must use their own name in combination with a nickname.
- D. They must use their own name only.

Answer: B

Explanation:

A sole proprietor in Maryland may operate under their personal legal name or under a trade name that has been properly registered with the Maryland Department of Assessments and Taxation (SDAT).

If a trade name is used, it must be clearly disclosed in all brokerage advertising and license registration records with the MREC.

This ensures public transparency and compliance with Maryland's real estate advertising and licensing requirements.

Reference: Maryland 60-Hour Principles and Practices - "Brokerage Operations and Business Entities"; Maryland Business Occupations and Professions Article 17-316 - Trade Name Registration.

NEW QUESTION # 61

When assigning a contract, what should the assignor ensure is permitted in the purchase contract?

- A. Acceleration
- **B. Assignability**
- C. Termination
- D. A due-on-sale clause

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:

A contract assignment occurs when a buyer (the assignor) transfers his or her contractual rights to another party (the assignee) before closing.

However, this is only allowed if the original purchase contract permits assignment-that is, if it includes an assignability clause or does not prohibit assignment.

If the contract specifically states "non-assignable" or "assignment requires seller consent," the assignor must comply with those terms. This concept appears in the Contracts and Transaction Procedures section of the course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Real Estate Contracts and Assignments section.
- Maryland Contract Law Principles (General Common Law on Assignability).

NEW QUESTION # 62

When a local planning board is reviewing density, it would consider _____.

- A. Impact on neighboring states
- B. FHA approval
- C. Setbacks and boundaries
- D. Property values

Answer: C

Explanation:

In subdivision and zoning review, density is evaluated using physical and regulatory site controls-minimum lot size, setbacks, yard requirements, lot coverage, height limits, open space ratios, and boundaries-to determine how many dwelling units may be placed per acre and how they're arranged. While property values and federal approvals can be relevant to other processes, density determinations rest primarily on local zoning metrics such as setbacks and boundaries.

References: Maryland 60-Hour Principles and Practices of Real Estate - Land Use Controls and Property Development: zoning and subdivision regulations; density, lot size, setbacks, coverage, and open-space requirements; local planning board review criteria.

NEW QUESTION # 63

A deed must be _____ before it can be recorded.

- A. Conveyed
- B. Acknowledged
- C. Verified
- D. Transferred

Answer: B

Explanation:

For recordation in Maryland, a deed must be acknowledged (typically before a notary or other authorized officer).

Acknowledgment authenticates the grantor's execution of the instrument, satisfying recording requirements. "Conveyed" and "transferred" describe the act of alienation, not the statutory prerequisite to recording; "verified" is not the recording standard.

References: Maryland Real Property Article 3-104 (Prerequisites to recording-acknowledgment), and pre-licensing topic Transfer of Title (valid deed requirements; delivery and acceptance; recording and acknowledgment).

NEW QUESTION # 64

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