

Real Estate Valid Maryland-Real-Estate-Salesperson Test Vce - Realistic Brain Maryland Real Estate Salesperson Examination Exam 100% Pass Quiz

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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?

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

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

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

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

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

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Just like the old saying goes, there is no royal road to success, and only those who do not dread the fatiguing climb of gaining its numinous summits. In a similar way, there is no smoothly paved road to the Maryland-Real-Estate-Salesperson certification. You have to work on it and get started from now. If you want to gain the related certification, it is very necessary that you are bound to spend some time on carefully preparing for the Maryland-Real-Estate-Salesperson Exam, including choosing the convenient and practical study materials, sticking to study and keep an optimistic attitude and so on.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q85-Q90):

NEW QUESTION # 85

In terms of encumbrances, what's a license?

- A. Permission to alter someone's land or property
- B. Process by which a non-owner gains possession of a property after a certain amount of time
- C. Permission to do something on another's land while also possessing an interest or ownership in the land
- D. **Permission without possession, interest, or ownership**

Answer: D

Explanation:

Comprehensive and Detailed

A license is a personal, revocable privilege to perform some act on another person's land without any possessory right or ownership interest. Unlike an easement, a license does not transfer with the land and can be revoked at any time by the licensor. Examples include permission to hunt, park, or attend an event on private property.

In Maryland's pre-licensing course, this concept is taught under "Interests in Real Estate" as a type of encumbrance that affects property use but not ownership.

NEW QUESTION # 86

Why are legal descriptions required in real estate contracts?

- A. To calculate the exact property taxes owed by the new owner
- B. To guarantee the buyer is receiving the exact property they believe they are purchasing
- C. To establish the legal boundaries for future construction on the property
- D. **To ensure the piece of property can be clearly identified from all other properties**

Answer: D

Explanation:

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

A legal description uniquely identifies a parcel of real estate so it can be distinguished from every other property.

In Maryland, contracts and deeds must contain a valid legal description, such as:

Metes and bounds,

Lot and block, or

Rectangular survey (government survey). This ensures the transfer is legally enforceable and leaves no ambiguity about what property is being conveyed. Without a legal description, a real estate contract or deed may be deemed invalid or unenforceable in court.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Property and the Law" Module Maryland Real Property Article §3-101 - Formal Requisites of Instruments of Conveyance.

NEW QUESTION # 87

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

- A. To bind the seller to one agent
- B. To guarantee a sale
- C. To guarantee payment for the listing 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 # 88

Why might a property owner avoid paying capital gains tax on a property sale?

- A. He didn't file his taxes correctly.
- B. He didn't sell the property.
- C. He didn't convey the property.
- D. **He did a tax-deferred exchange.**

Answer: D

Explanation:

A tax-deferred exchange, also known as a 1031 exchange, allows investors to exchange one qualifying investment or business property for another "like-kind" property and defer payment of capital gains taxes until the new property is sold.

This provision falls under Internal Revenue Code 1031.

In the Maryland pre-licensing curriculum, this is explained under the "Real Estate Financing and Investment" section to show how investors legally postpone capital gains recognition by following IRS guidelines.

Reference: Maryland 60-Hour Principles and Practices - "Real Estate Financing and Investment"; Internal Revenue Code 1031.

NEW QUESTION # 89

Which of the following is a material fact that must be disclosed to prospective buyers?

- A. A previous owner had HIV.
- B. A house has had more than ten owners.
- C. **A lead-based paint disclosure must be included since the home was built in 1957.**
- D. A previous homeowner had Ebola.

Answer: C

Explanation:

For pre-1978 residential housing, federal law (Title X) requires the lead-based paint disclosure, EPA pamphlet delivery, and an opportunity for a lead assessment. This is a material, mandatory disclosure.

Medical history of prior occupants (e.g., HIV, Ebola) is not disclosed and implicates fair housing and privacy.

Number of prior owners is not a material defect by itself.

References: Maryland 60-Hour Course: "Environmental Issues and Disclosures" (Lead-Based Paint-pre-1978 disclosure requirements); "Fair Housing and Ethics" (protected information and privacy).

NEW QUESTION # 90

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