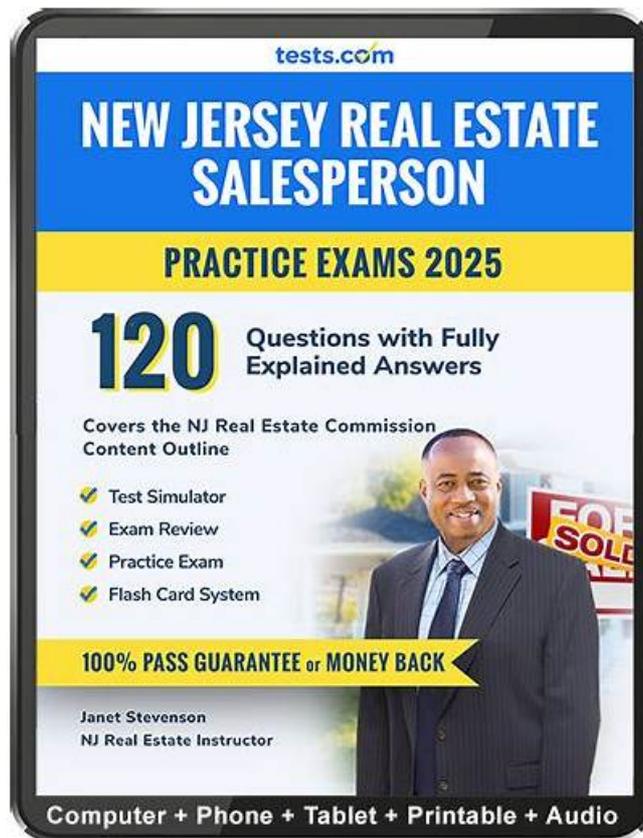


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### Real Estate New Jersey Real Estate Salesperson Exam Sample Questions (Q27-Q32):

#### NEW QUESTION # 27

The Freshwater Wetlands Protection Act of 1987 is a New Jersey law that:

- A. restricts development of real estate in certain designated areas
- B. empowers the New Jersey Department of Environmental Protection to acquire title to certain real estate for less than its fair market value through condemnation
- C. requires the registration of residential development projects with the New Jersey Department of Community Affairs
- D. requires environmental impact statements to be filed with the New Jersey Department of Environmental Protection before title to developed real estate can be transferred

**Answer: A**

Explanation:

The Freshwater Wetlands Protection Act (1987) gives the New Jersey Department of Environmental Protection (NJDEP) the authority to regulate activities in freshwater wetlands and transition areas (buffer zones). Its primary purpose is to restrict development in wetlands and certain protected areas to preserve environmental resources.

It does not require environmental impact statements prior to transfer of title, does not authorize below-market condemnation, and is unrelated to DCA residential project registration.

Reference: New Jersey Real Estate Salesperson Pre-Licensure Course Guide, Chapter on Environmental Issues; Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.

#### NEW QUESTION # 28

The main purpose of a deed is to

- A. provide documentation of legal possession.
- B. record and acknowledge title transfer.
- C. guarantee clear title.
- D. convey title.

**Answer: D**

Explanation:

Per the Property Ownership & Transfer section of the NJ Real Estate Salesperson Study Guide, the primary purpose of a deed is to transfer ownership (title) from the grantor to the grantee.

\* A deed does not guarantee clear title (that would require a warranty or title insurance).

\* A deed is not proof of possession; possession may occur without ownership.

\* Recording and acknowledgment serve notice, but the deed's legal function is the act of conveyance.

Therefore, the correct answer is A: convey title.

(Reference: NJ Real Estate Salesperson Pre-Licensure Course Study Guide, Transfer of Title-Deeds.) D). verbally inform any buyer's agent of the proposed revision.

NJ Real Estate Agent said:

### NEW QUESTION # 29

Which of the following best describes the Housing for Older Persons Act?

- A. It requires that at least 80% of occupied units have one person age 55 or older living there.
- B. It allows the awarding of monetary damages against those who believed that property designated as housing for older persons was exempt.
- C. It requires that 55-and-older housing have significant facilities and services designed for seniors.
- D. It allows grandparents with grandchildren to be exempt from the provisions of the Act.

**Answer: A**

Explanation:

The Housing for Older Persons Act (HOPA, 1995 amendment to the Fair Housing Act) provides exemption from familial status discrimination if:

At least 80% of units are occupied by at least one person 55 years of age or older.

The housing adheres to a policy of providing housing for older persons.

The requirement for "significant facilities and services" was removed by the 1995 Act.

Correct answer = B.

Reference: Housing for Older Persons Act of 1995; NJ Real Estate Salesperson Study Guide, Chapter on Fair Housing.

### NEW QUESTION # 30

According to the New Jersey Real Estate Time Share Act, if a licensee is selling a timeshare located within the state of New Jersey, all of the following are true EXCEPT that the:

- A. licensee must hold a timeshare sales license.
- B. timeshare must be approved by the Real Estate Commission.
- C. contract of sale must provide notice of a seven calendar day rescission period.
- D. licensee must provide the buyer with a copy of the Public Offering Statement.

**Answer: A**

Explanation:

Under the NJ Real Estate Time Share Act (N.J.S.A. 45:15-16.50 et seq.), timeshares sold in New Jersey must be registered with the NJ Real Estate Commission.

Buyers must be given a Public Offering Statement.

Buyers are entitled to a 7-calendar-day rescission period.

There is no separate "timeshare sales license" - a standard NJ real estate license is sufficient.

Thus, the false statement is A.

Reference: New Jersey Real Estate Time Share Act; NJ Real Estate Salesperson Study Guide, Chapter on Timeshares and Condominiums.

### NEW QUESTION # 31

The Multiple Listing Service (MLS) board members decided that the population of each area of the city would be best served by the brokerages who have offices actually located within those areas. The board established boundaries dividing the city into six districts and voted to limit listings for each district to only those brokerages with offices within the district. Brokerages who tried to advertise beyond their own district would be prohibited from listing properties in the MLS. This action violates what Real Estate Law?

- A. Sherman Anti-trust Act
- B. Diversity Jurisdiction
- C. Housing and Community Development Act of 1974
- D. Civil Rights Act

**Answer: A**

Explanation:

Restricting brokers to certain areas and dividing territories constitutes market allocation, which is a violation of the Sherman Antitrust Act.

Antitrust laws prohibit price-fixing, group boycotts, and territorial/market allocation among competitors.

Correct answer = C.

Reference: Sherman Antitrust Act (1890); NJ Real Estate Salesperson Study Guide, Chapter on Antitrust Laws.

## NEW QUESTION # 32

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