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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample

Questions (Q60-Q65):

NEW QUESTION # 60

An opinion of title, a certificate of title, a Torrens certificate, and title insurance are all examples of:

- A. equitable title
- B. chain of title
- C. evidence of title
- D. cloud on a title

Answer: C

Explanation:

Evidence of title refers to documents or assurances showing that the seller has good title to convey.

Examples include:

Opinion of title (by attorney)

Certificate of title

Torrens certificate

Title insurance policy

These are all methods of proving ownership rights.

Other options:

(A) Cloud on title = defects/encumbrances.

(B) Equitable title = buyer's right after signing a contract but before closing.

(D) Chain of title = historical record of ownership.

Reference:

Virginia Real Estate Principles & Practices - Title Evidence

Code of Virginia §55.1 (Property and Conveyances)

NEW QUESTION # 61

What is the perimeter of a rectangular lot with the dimensions of 40 ft. x 50 ft.?

- A. 180 ft.
- B. 150 ft.
- C. 200 ft.
- D. 90 ft.

Answer: A

Explanation:

□ Reference (Virginia Real Estate Math):

Real Estate Math section in Virginia pre-license education

A490-02REGS.pdf - Math requirements for licensure

□ Corrected: Answer = B. 180 ft

NEW QUESTION # 62

Which of the following is TRUE?

- A. Virginia does enforce rent control, but only in large cities.
- B. Virginia does not enforce rent control.
- C. Virginia does enforce rent control, but only for commercial properties.
- D. Virginia enforces rent control state-wide.

Answer: B

Explanation:

Virginia law does not allow or enforce rent control anywhere in the state.

Rental prices are governed by market conditions and lease agreements.

The Virginia Residential Landlord and Tenant Act (VRLTA) provides protections for tenants but does not regulate rental pricing.

Other options:

(A), (B), (C) → Incorrect, as Virginia law expressly prohibits local rent control ordinances.
Reference (Virginia Real Estate):
Code of Virginia § 55.1-1204 (VRLTA - rent regulation)
Virginia Real Estate Principles - Landlord-tenant law
A490-02REGS.pdf - Leasing curriculum

NEW QUESTION # 63

Which environmental law requires federal agencies to prepare environmental impact assessments and statements before undertaking a potentially impactful act?

- A. Resource Conservation and Recovery Act
- B. The Clean Water Act
- **C. The National Environmental Policy Act**
- D. The Clean Air Act

Answer: C

Explanation:

The National Environmental Policy Act (NEPA) (1970) requires federal agencies to:
Assess environmental impacts of major federal actions.

Prepare Environmental Assessments (EAs) and Environmental Impact Statements (EISs).

Other laws:

(A) Clean Air Act - regulates air pollution.

(B) Clean Water Act - regulates water pollution.

(C) Resource Conservation and Recovery Act - governs hazardous waste disposal.

Reference:

NEPA, 42 U.S.C. §4321 et seq.

Virginia Real Estate CE Curriculum - Environmental Laws

NEW QUESTION # 64

Who regulates fair housing advertising?

- A. CRA
- B. ECOA
- C. HMDA
- **D. HUD**

Answer: D

Explanation:

The U.S. Department of Housing and Urban Development (HUD) regulates fair housing advertising under the Fair Housing Act (1968).

HUD issues rules on wording, images, and equal housing opportunity statements in ads.

Other agencies:

(A) HMDA (Home Mortgage Disclosure Act) - focuses on lending data, not advertising.

(C) CRA (Community Reinvestment Act) - ensures banks serve all communities fairly.

(D) ECOA (Equal Credit Opportunity Act) - prohibits discrimination in lending, not ads.

Reference:

Fair Housing Act, 42 U.S.C. §3601 et seq.

HUD Fair Housing Advertising Guidelines

Virginia Fair Housing Law (Title 36, Chapter 5.1)

NEW QUESTION # 65

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