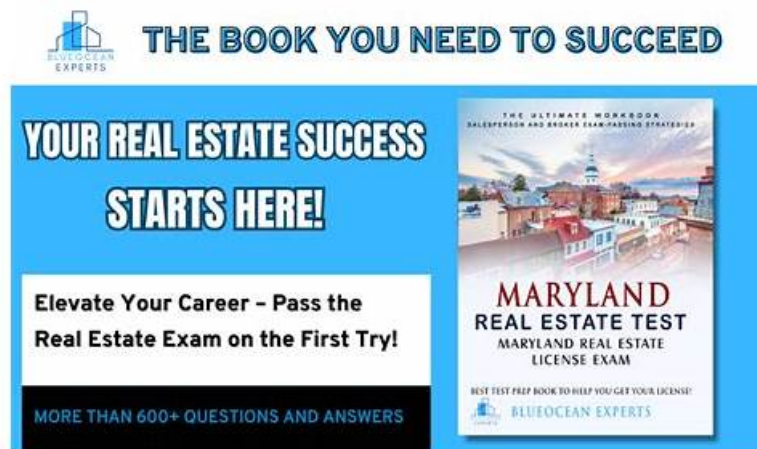


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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q42-Q47):

NEW QUESTION # 42

A landlord locks a tenant out and requires the tenant to pay past-due rent before regaining access to the unit. This is considered:

- A. Termination
- B. Personal possession lien process
- C. Constructive eviction
- D. Illegal

Answer: D

Explanation:

Maryland law prohibits self-help eviction, which occurs when a landlord takes direct action-such as locking out a tenant or removing their belongings-without a court order.

Only a sheriff or court-appointed officer may evict a tenant following a court judgment for possession.

A landlord who locks out a tenant to recover rent is acting illegally, even if rent is overdue.

This topic is addressed in the Leasing and Property Management module of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Landlord-Tenant Law section.
- Real Property Article 8-216 - Prohibited Acts of Landlord (Self-Help Eviction).

NEW QUESTION # 43

Appraiser Niles uses _____ to determine a range of values based on comparing a subject property to comparable sales. He makes sure to use some comparables that lack features of his subject property, and others that have even more desirable features, to balance out the comparison.

- A. Bracketing
- B. Substituting
- C. Correlation
- D. Competition

Answer: A

Explanation:

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

Bracketing is an appraisal technique used in the sales comparison approach.

An appraiser selects comparables ("comps") that are both superior and inferior to the subject property in key features (size, amenities, condition, etc.) to ensure the subject's value falls within a supported range.

This method provides a balanced and realistic market value estimate.

The Maryland pre-licensing course explains bracketing in the "Real Estate Appraisal and Valuation" section to prepare students for both state and national exam questions on comparative analysis.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module Uniform Standards of Professional Appraisal Practice (USPAP) - Sales Comparison Approach Guidance.

NEW QUESTION # 44

If a consumer wants to file a deceptive ad complaint, which entity should be contacted?

- A. The local police department
- B. The FBI
- C. The Department of Justice
- D. The BBB

Answer: D

Explanation:

The Better Business Bureau (BBB) accepts complaints related to false, misleading, or deceptive advertising practices and can investigate, mediate, or forward concerns to regulatory agencies.

The Maryland pre-licensing course advises licensees that maintaining truthful and transparent advertising is an ethical and legal requirement under both Maryland Real Estate Commission regulations and the Federal Trade Commission (FTC) rules.

Consumers may also contact the Maryland Real Estate Commission (MREC) for license law violations, but general deceptive ad complaints typically begin with the BBB.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Ethical Advertising and Consumer Protection section.
- COMAR 09.11.02.01 - Ethical Standards of Advertising
- Federal Trade Commission Act, 15 U.S.C. 45.

NEW QUESTION # 45

What happens when personal property is attached to real property?

- A. It becomes a fixture.
- B. It's classified as emblements.
- C. It's considered detached property.
- D. It remains personal property.

Answer: A

Explanation:

When personal property (chattel) is physically attached to real property in such a way that it becomes part of the real estate, it becomes a fixture. Fixtures transfer with the property upon sale unless specifically excluded in the contract. The determination depends on attachment, adaptation, and intent. Maryland's course addresses fixtures under "Real Property and the Law," emphasizing how they affect ownership and conveyance.

Reference: Maryland 60-Hour Principles and Practices Course - "Real Property and the Law" Topic; Maryland Real Property Article 1-101(b).

NEW QUESTION # 46

Why would a buyer want to know whether any additions or alterations were made to a property?

- A. So the buyer can decide whether a price reduction is in order
- B. So the buyer can remove these items prior to closing
- C. So the buyer can determine if permits were pulled
- D. So the buyer can use the same contractor for additional additions and alterations

Answer: C

Explanation:

In Maryland, buyers have the right to receive full disclosure of any additions, alterations, or improvements made to a property. This is crucial because such modifications may have required building permits and inspections under state and local building codes.

A buyer wants to know whether permits were obtained to ensure that:

The work was done legally and safely,

It meets local code requirements, and

There are no future liability or resale issues.

Unpermitted work can lead to enforcement actions or costly repairs. The Maryland Property Disclosure and Disclaimer Statement (per Real Property 10-702) requires sellers to disclose known material defects or improvements.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Environmental Issues and Disclosures" Module Maryland Real Property Article 10-702 - Residential Property Disclosure and Disclaimer Requirements.

NEW QUESTION # 47

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