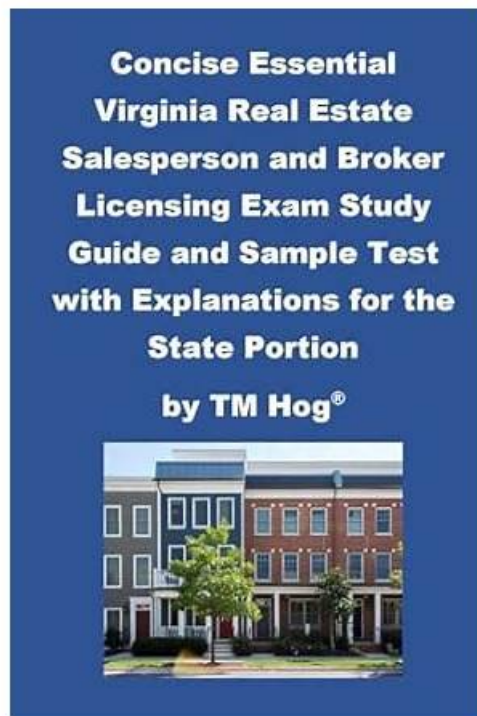


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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q90-Q95):

NEW QUESTION # 90

An area has been rezoned as residential, but a neighborhood store has been legacied in and allowed to continue its business. This is an example of:

- A. nonconforming use
- B. area variance
- C. amendment
- D. conditional-use permit

Answer: A

Explanation:

When zoning laws change, an existing property use that was legal under the old zoning but is not permitted under the new zoning is considered a nonconforming use.

Example: A neighborhood store that continues operation in an area rezoned as residential.

This use is often "grandfathered in" and allowed to continue, though expansion or major changes may not be permitted.

Other options:

(A) Amendment = change to zoning laws, not the use itself.

(C) Conditional-use permit = allows a use not typically permitted but approved under conditions.

(D) Area variance = exception to zoning requirements, usually related to lot size/setbacks.

Reference (Virginia Real Estate):

Virginia Code Title 15.2 - Local Zoning Authority

Virginia Principles of Real Estate - Zoning & Land Use section

A490-02REGS.pdf - Land use controls

NEW QUESTION # 91

What deed provides the grantee with the least protection of any deed, while putting the least liability on the grantor?

- A. bargain and sale deed
- B. special warranty deed
- C. general warranty deed
- D. quitclaim deed

Answer: D

Explanation:

Deed types vary by the level of protection given to the grantee and liability for the grantor:

General Warranty Deed (A): Highest protection; grantor warrants title against all defects, even before their ownership.

Special Warranty Deed (B): Warrants only against defects during the grantor's ownership.

Quitclaim Deed (C): Provides no warranties at all - it only conveys whatever interest (if any) the grantor may have. Offers the least protection for the grantee and least liability for the grantor.

Bargain and Sale Deed (D): Conveys ownership but with limited or no warranties; still greater than quitclaim in most contexts.

Thus, the quitclaim deed gives the grantee the least protection.

Reference:

Code of Virginia §55.1-300 et seq. (Conveyances and deeds)

Virginia Real Estate Principles & Practices - Deeds section

NEW QUESTION # 92

Four investors agree to co-ownership of an investment property. They have arranged the ownership structure so that if one of them dies, the decedent's ownership stake passes to the remaining investors. What form of co-ownership do the investors have?

- A. community property
- B. joint tenancy
- C. sole ownership
- D. tenants in common

Answer: B

Explanation:

Joint tenancy is characterized by:

Equal ownership shares.

Right of survivorship - when one owner dies, their share automatically passes to the surviving co-owners.

Other options:

(B) Sole ownership = only one owner, not applicable.

(C) Community property = marital ownership recognized in some states, but not Virginia.

(D) Tenants in common = no right of survivorship; shares pass to heirs instead.

Thus, the investors clearly have joint tenancy.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-134 (Joint tenancy vs. tenancy in common)

Virginia Real Estate Principles - Ownership & Estates section

A490-02REGS.pdf - Co-ownership curriculum

NEW QUESTION # 93

What are mortgage-backed securities?

- A. investment instruments that have packaged mortgages as collateral
- B. the rights to real property being held by one party for the benefit of another
- C. promissory notes that reference a security instrument
- D. notices that acknowledge a borrower's debt to the lender and promise to repay the holder of the note

Answer: A

Explanation:

Mortgage-Backed Securities (MBS) are investment instruments created when lenders bundle groups of mortgages and sell them to investors. These securities are backed by the cash flow from the underlying mortgage loans.

Investors receive interest and principal payments derived from homeowners' mortgage payments.

MBS are often issued by government-sponsored entities like Fannie Mae, Freddie Mac, or Ginnie Mae.

They help provide liquidity in the mortgage market by allowing lenders to free up funds to make more loans.

Reference (Virginia Real Estate & Finance):

Virginia Principles of Real Estate textbook discussions on financing and secondary mortgage market Real Estate Settlement education material in A490-02REGS.pdf (Mortgage Finance section)

NEW QUESTION # 94

In Virginia, how many years do records need to be kept for?

- A. three years
- B. one year
- C. five years
- D. two years

Answer: A

Explanation:

Virginia requires brokers and firms to retain all financial, transactional, and escrow records for three years.

This includes contracts, disclosures, closing statements, and escrow records.

The three-year period usually begins from the date of closing or termination of the transaction.

Reference:

Virginia Code §54.1-2108 (Broker records retention requirements)

NEW QUESTION # 95

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