

# Virginia-Real-Estate-Salesperson Exam Simulator Fee, Latest Virginia-Real-Estate-Salesperson Dumps Free



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## 2026 Real Estate Licensing Realistic Virginia-Real-Estate-Salesperson Exam Simulator Fee Pass Guaranteed

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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q21-Q26):

### NEW QUESTION # 21

When the CFPB introduced the new TRID rules integrating RESPA and TILA rules, what two disclosure forms did they mandate lenders provide to borrowers?

- A. the Settlement Statement and the Loan Disclosure
- **B. the Loan Estimate and the Closing Disclosure**
- C. the Good Faith Estimate and the HUD-1
- D. the TILA disclosure and the RESPA disclosure

**Answer: B**

Explanation:

Comprehensive Detailed Explanation

When the Consumer Financial Protection Bureau (CFPB) implemented the TRID Rule (TILA-RESPA Integrated Disclosure) in 2015:

The Good Faith Estimate (GFE) and initial TILA disclosure were replaced by the Loan Estimate (LE).

The HUD-1 Settlement Statement and final TILA disclosure were replaced by the Closing Disclosure (CD).

Purpose: Simplify borrower understanding, increase transparency, and reduce last-minute surprises.

Reference (Virginia Real Estate & Federal):

TRID Rule (12 CFR Part 1026 - Regulation Z)

Virginia Real Estate Principles - Financing & Closing section

A490-02REGS.pdf - Loan disclosure requirements

### NEW QUESTION # 22

Janay lives in and is licensed as a salesperson in North Carolina but wants to practice real estate in Virginia. Which of the following is true?

- A. The REB will require Janay to take a special licensing course for out-of-state residents.
- **B. Janay only needs to take and pass the state portion of the licensing exam.**
- C. The REB requires real estate professionals to have residency in the state of Virginia, so Janay cannot practice in Virginia.
- D. The REB does not recognize or transfer licenses from other states, so Janay will need to complete all salesperson pre-licensure requirements.

**Answer: B**

Explanation:

Virginia has reciprocity agreements with several states, including North Carolina.

If Janay is already licensed in NC, she only needs to:

Apply to the Virginia Real Estate Board.

Provide certification of her NC license in good standing.

Pass the Virginia state portion of the licensing exam.

She does not need to retake pre-licensure education, and residency in Virginia is not required.

Reference (Virginia Real Estate):

Virginia Code § 54.1-2105.2 (Reciprocity for out-of-state licensees)

Real Estate Board Reciprocity Rules (DPOR guidance)

A490-02REGS.pdf - Licensing requirements

### NEW QUESTION # 23

Trystan and Nia enter into a contract for the sale of a tiny house. Trystan is 17. Closing is supposed to occur in two weeks. This contract is:

- A. executed and void
- B. executed and voidable
- C. executory and void
- **D. executory and voidable**

**Answer: D**

Explanation:

A contract is executory when its terms have not yet been fully performed (here, closing has not yet occurred).

Because Trystan is 17 years old, he is a minor under Virginia law (legal capacity begins at 18). A minor's contract is generally voidable at the option of the minor, but enforceable against the adult party.

Therefore, this contract is executory (not yet performed) and voidable (due to Trystan's age).

Reference:

Code of Virginia §1-204 (Age of majority = 18)

Virginia Real Estate Board Exam Outline - Contracts (capacity, validity, executory vs executed)

#### **NEW QUESTION # 24**

Larry's new tenant, who uses a wheelchair, asks Larry to install grab bars in the bathtub, as well as lowered light switches. The tenant is asking for:

- A. injunctions, and the Americans with Disabilities Act (ADA) will cover the cost
- B. bias, and Larry is not obligated to complete the request
- C. accommodations, and Larry must pay for them, no matter the expense
- **D. modifications, and Larry can require that the tenant pay for their installation**

**Answer: D**

Explanation:

Under the Fair Housing Act (FHA), landlords must permit reasonable modifications to rental units to allow persons with disabilities full use and enjoyment of the premises.

Examples: installing grab bars, lowering light switches, widening doorways.

Cost responsibility: The tenant typically pays for these modifications unless the housing is federally funded. The landlord may require the tenant to restore the unit to its original condition at the end of tenancy (reasonable wear and tear excluded).

This differs from reasonable accommodations, which are changes to policies/rules (e.g., allowing a service animal) and must be paid for by the housing provider.

Reference (Virginia Real Estate):

Federal Fair Housing Act, 42 U.S.C. §§ 3601-3619

Virginia Fair Housing Law (Code of Virginia Title 36, Ch. 5.1)

A490-02REGS.pdf - Fair Housing curriculum

#### **NEW QUESTION # 25**

Any non-natural structure built on or affixed to land is an:

- A. encumbrance
- B. appurtenance
- **C. improvement**
- D. emblements

**Answer: C**

Explanation:

An improvement is any man-made addition or structure attached to land, such as houses, fences, or buildings.

Other terms:

(B) Encumbrance = claim, lien, or restriction on property.

(C) Appurtenance = a right or privilege associated with land (e.g., easement).

(D) Emblements = crops grown annually, personal property of the farmer/tenant.

Reference:

Virginia Real Estate Principles & Practices - Land Characteristics & Property Rights Virginia Exam Content Outline - Land, Property, and Ownership

#### **NEW QUESTION # 26**

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