

# Real Estate Licensing Virginia-Real-Estate-Salesperson Latest Test Dumps & Latest Virginia-Real-Estate-Salesperson Exam Book



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These questions will familiarize you with the Virginia-Real-Estate-Salesperson exam format and the content that will be covered in the actual test. You will not get a passing score if you rely on outdated practice questions. PrepAwayETE has assembled a brief yet concise study material that will aid you in acing the Virginia Real Estate Salesperson Exam (Virginia-Real-Estate-Salesperson) exam on the first attempt. This prep material has been compiled under the expert guidance of 90,000 experienced Real Estate Licensing professionals from around the globe.

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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample

## Questions (Q118-Q123):

### NEW QUESTION # 118

What is a deed containing the strongest and broadest form of guarantee of title?

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

**Answer: A**

Explanation:

A general warranty deed provides the strongest and broadest protection to the grantee (buyer). It guarantees that the grantor holds clear title to the property, free of encumbrances, and covers all claims against the property both before and during the grantor's ownership.

Quitclaim deed (A): Conveys only whatever interest the grantor has (if any) with no warranties.

Special warranty deed (B): Protects only against claims during the grantor's ownership.

Bargain and sale deed (D): Implies ownership but provides no warranties against liens or encumbrances.

Therefore, the general warranty deed is the strongest guarantee of title and most commonly used in Virginia residential real estate sales.

Reference (Virginia Real Estate):

Code of Virginia § 55.1-300 et seq. (Deeds)

Virginia Real Estate Board education requirements - Deeds and Transfer of Title A490-02REGS.pdf (Deeds & Title Transfer curriculum)

### NEW QUESTION # 119

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 # 120

What is a marketable title?

- A. a title free from significant encumbrances or defects (such as liens) that might prevent a purchaser from enjoying or eventually selling the property
- B. an abbreviated history of a property, including information on any transfers, grants, wills, conveyances, liens, and encumbrances
- C. the official opinion of an attorney regarding the condition of a property's title
- D. constructive or actual notice of real property ownership

**Answer: A**

Explanation:

Marketable title means the title is clear enough that a prudent buyer would accept it.

It is free from serious defects, liens, or encumbrances that could jeopardize ownership or resale.

Other options:

- (A) Opinion of title = attorney's assessment, not the title itself.
- (B) Abbreviated history = abstract of title.
- (D) Constructive/actual notice = legal doctrines, not marketability.

Reference:

Virginia Real Estate Principles & Practices - Title Concepts  
Code of Virginia §55.1-900 et seq. (Title and conveyances)

### NEW QUESTION # 121

What is the difference between assemblage and plottage?

- A. Assemblage involves combining parcels of land, and plottage involves splitting parcels of land.
- **B. Assemblage is the act of combining parcels of land, and plottage is the resulting increase in value.**
- C. Assemblage is the first step in creating a new subdivision, and plottage is the second step.
- D. Assemblage is the act of building a new building, and plottage is the act of creating a new parcel of land.

**Answer: B**

Explanation:

Assemblage: The process of combining two or more adjacent parcels of land into one larger parcel.

Plottage: The increase in value that results from assemblage due to the greater utility or economic use of the combined parcel.

Example: Two small lots may be worth \$50,000 each separately, but if assembled into one larger parcel, the combined property may be worth \$120,000 due to increased development potential.

Reference (Virginia Real Estate):

Virginia Real Estate Principles - Land and Appraisal section  
A490-02REGS.pdf - Valuation curriculum

### NEW QUESTION # 122

Which of these is a person who is licensed to represent one of the parties in a real estate transaction in exchange for a commission or other valuable consideration?

- A. salesperson
- B. assistant broker
- **C. broker**
- D. appraiser

**Answer: C**

Explanation:

In Virginia, a real estate broker is the person licensed to represent one of the parties in a real estate transaction in exchange for commission or other valuable consideration.

Salesperson (A): Licensed to perform brokerage activities but only under the supervision of a broker; cannot independently represent a party for commission.

Assistant Broker (B): Not an official license category in Virginia.

Appraiser (D): Licensed to determine property value, not to represent parties in real estate transactions.

Thus, the correct answer is broker.

Reference:

Code of Virginia §54.1-2100 (Definitions)  
Virginia Real Estate Board Regulations (18 VAC 135-20)

### NEW QUESTION # 123

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