

Massachusetts-Real-Estate-Salesperson Passleader Review | Practice Massachusetts-Real-Estate-Salesperson Mock



P.S. Free & New Massachusetts-Real-Estate-Salesperson dumps are available on Google Drive shared by GuideTorrent:
<https://drive.google.com/open?id=1HPAYLsbRfml0zmD6nT5VyDm8pgmFkX7>

Our expert team will check the update Massachusetts-Real-Estate-Salesperson learning prep and will send the update version automatically to the clients if there is the update. We provide free updates for our worthy customer within one year after purchase. So the clients can enjoy the convenience of our wonderful service and the benefits brought by our superior Massachusetts-Real-Estate-Salesperson Guide materials. What is more, if you want to buy the Massachusetts-Real-Estate-Salesperson exam questions one year later, you can enjoy 50% discounts off.

You can directly refer our Massachusetts-Real-Estate-Salesperson study materials to prepare the exam. Once the newest test syllabus is issued by the official, our experts will quickly make a detailed summary about all knowledge points of the real Massachusetts-Real-Estate-Salesperson exam in the shortest time. All in all, our Massachusetts-Real-Estate-Salesperson Exam Quiz will help you grasp all knowledge points. Not only our professional expert have simplified the content of the subject for you to understand fully, but also our Massachusetts-Real-Estate-Salesperson practice guide will help you pass the exam smoothly.

>> **Massachusetts-Real-Estate-Salesperson Passleader Review** <<

Practice Massachusetts-Real-Estate-Salesperson Mock & Massachusetts-Real-Estate-Salesperson Exam Guide Materials

There are three versions of our Massachusetts-Real-Estate-Salesperson study questions on our website: the PDF, Software and APP online. And our online test engine and the windows software of the Massachusetts-Real-Estate-Salesperson guide materials are designed more carefully. During our researching and developing, we always obey the principles of conciseness and exquisiteness. All pages of the Massachusetts-Real-Estate-Salesperson Exam simulation are simple and beautiful. As long as you click on them, you can find the information easily and fast.

Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q18-Q23):

NEW QUESTION # 18

A broker received a birthday check from a client. The broker decided to put it in the escrow account because it was from a client. This is

- A. acceptable if the client has had a transaction within the last 18 months.
- B. conversion.

- C. acceptable if the check was written on the client's business account.
- **D. commingling.**

Answer: D

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

Escrow accounts are trust accounts designated for client funds related to real estate transactions (e.g., earnest money, security deposits, rent held on behalf of others). Depositing non-transactional personal funds into escrow - such as a birthday gift check - is prohibited because it mixes personal/non-transaction funds with client trust funds. This is called commingling.

Conversion (A) occurs when escrow funds are used improperly for personal benefit.

C and D are incorrect because escrow is never for gifts or unrelated funds, regardless of account type or timeline.

Massachusetts regulations (254 CMR 3.10) explicitly prohibit commingling of personal funds with escrow accounts. Even if the check is from a client, if it's unrelated to a transaction, depositing it in escrow is a violation.

Correct answer: B.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Escrow/Trust Accounts; 254 CMR 3.10.

NEW QUESTION # 19

Which of the following assurances is provided to home buyers who purchase a \$75,000 property with an FHA- insured mortgage?

- **A. The property has been appraised for value.**
- B. The property is not subject to eminent domain.
- C. A down payment is not required.
- D. The neighborhood values will increase.

Answer: A

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

An FHA-insured mortgage ensures the lender against loss from borrower default but does not guarantee property values or eliminate government powers like eminent domain. FHA requires an FHA appraisal to confirm the property meets minimum standards of safety, soundness, and security, and to establish a value for loan purposes.

The FHA makes clear that the appraisal is for lender protection, not a guarantee to the buyer of condition or future value. A down payment (C) is still required (typically 3.5% minimum). Eminent domain (A) always remains a government power, and no program guarantees increasing neighborhood values (B).

Thus, the correct assurance FHA provides is that the property has been appraised for value.

Reference: HUD/FHA Handbook 4000.1; Massachusetts Real Estate Salesperson Candidate Handbook - Financing/FHA Loans.

NEW QUESTION # 20

A home warranty for a previously owned home would usually cover which of the following items?

- A. major appliances, the buyer's personal property, and any seller added fixtures
- **B. major appliances and home systems such as electric, heating, and plumbing**
- C. only home systems such as the roof, plumbing, and foundation
- D. structure or flooding issues after closing

Answer: B

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

A home warranty (separate from homeowners insurance) is a service contract that covers the cost of repair or replacement of major home systems and appliances due to normal wear and tear. Typical coverage includes heating and cooling systems, electrical, plumbing, and major appliances such as ovens, dishwashers, and refrigerators.

A: Structural or flooding issues are generally covered by homeowner's insurance or flood insurance, not warranties.

B: Roofs and foundations may not be covered unless optional riders are purchased.

D: Buyer's personal property and seller's fixtures are not part of warranty coverage.

Thus, the best answer is C.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Property Condition and Warranties; HUD Home

Warranty Guidance.

NEW QUESTION # 21

A broker has been engaged to locate a property for a buyer. The broker has determined that a suitable property for the buyer is for sale and is owned by the broker's cousin. The broker has not informed the buyer of the broker's relationship with the owner. If the buyer purchases the property under these circumstances, the broker is

- **A. Violating the license law because a relative's interest shall be made known to all parties.**
- B. Not violating the license law because a relative's interest is an exception to the fiduciary duty rule.
- C. Not violating the license law because the broker in this situation has no duty of disclosure.
- D. Violating the license law because it is illegal to purchase family property for a principal.

Answer: A

Explanation:

Under Massachusetts real estate license law, a broker must disclose any personal interest, or the interest of an immediate family member, in a transaction to all parties. This is a matter of fiduciary duty and is explicitly required under 254 CMR 3.00.

Failing to disclose that the seller is the broker's cousin constitutes a conflict of interest and violates the duty of loyalty, disclosure, and honesty to the client (the buyer). While it is not illegal to buy or sell property involving relatives, the relationship must always be made known to avoid misrepresentation or concealment of material facts.

Therefore, the broker is in violation because the familial relationship was not disclosed.

Reference: 254 CMR 3.00 - Duties of Licensees; M.G.L. c. 112, § 87AAA; Massachusetts Real Estate Candidate Information Bulletin - Agency & Disclosure.

NEW QUESTION # 22

Disclosure of licensee relationships to prospective buyers and sellers is required

- A. When discussing any real estate issue.
- B. When responding to a telephone or internet inquiry.
- C. When listing commercial properties.
- **D. At the first personal meeting to discuss a specific single-family property.**

Answer: D

Explanation:

In Massachusetts, licensee relationship disclosure is governed by M.G.L. c. 112, § 87AAA and 254 CMR

3.00. State law requires that real estate agents disclose their agency relationship to prospective buyers and sellers at the first personal meeting to discuss a specific property. This requirement is primarily intended for residential transactions involving one- to four-family properties.

This disclosure clarifies whether the agent represents the seller, the buyer, or is functioning in another capacity (such as a facilitator).

It ensures that consumers are fully informed about where the licensee's loyalty lies before substantive discussions occur.

The law does not require agency disclosure for mere inquiries (phone or internet), for general real estate discussions, or for commercial property listings. The specific trigger is the first personal meeting to discuss a specific single-family property.

Reference: 254 CMR 3.00; Massachusetts Real Estate License Law Summary; Consumer Guide to Real Estate Agency Relationships.

NEW QUESTION # 23

.....

Now in this time so precious society, I suggest you to choose GuideTorrent which will provide you with a short-term effective training, and then you can spend a small amount of time and money to pass your first time attend Real Estate Certification Massachusetts-Real-Estate-Salesperson Exam.

Practice Massachusetts-Real-Estate-Salesperson Mock: <https://www.guidetorrent.com/Massachusetts-Real-Estate-Salesperson-pdf-free-download.html>

Massachusetts-Real-Estate-Salesperson test guide use a very easy-to-understand language, In fact, the users of our Massachusetts-Real-Estate-Salesperson exam targeted training have won more than that, but a perpetual wealth of life, Real Estate Massachusetts-

DOWNLOAD the newest GuideTorrent Massachusetts-Real-Estate-Salesperson PDF dumps from Cloud Storage for free:
<https://drive.google.com/open?id=1HPAYLsbRfmI0zmD6nT5VyDm8pgmFkX7>