

Maryland-Real-Estate-Salesperson Latest Exam Papers & Maryland-Real-Estate-Salesperson Exam Topics

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Who is entitled to a Mechanics lien? -

✓✓✓ Correct Answer > States designate lien rights for contractors, subcontractors or material suppliers who provide labor or furnish material for construction, repairs or improvements of any building machine, wharf or bridge.

What is the required notification under Lead PRE -

✓✓✓ Correct Answer > Under Lead PRE, federal law requires that contractors provide lead info to residents before renovating pre-1978 housing. The EPA publishes a pamphlet titled Protect your family from lead in your home, which must be distributed to the owner and occupants before starting work. Confirmation of receipt of the lead pamphlet or a certificate of mailing must be kept for 3 years

To file lien claim, time ? -

✓✓✓ Correct Answer > In order to establish a lien under this subtitle, a person entitled to lien shall file proceedings in the court for the county where the land or any part of the land is located within 18-days after the work has been finished or the materials furnished.

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A steadily rising competition has been noted in the tech field. Countless candidates around the globe aspire to be Maryland Real Estate Salesperson Examination in this field. Real Estate Maryland-Real-Estate-Salesperson stand out from the rest of the Real Estate professionals. Once you become Real Estate certified, a whole new scope opens up to you and you are immediately hired by reputed firms. Even though the Maryland Real Estate Salesperson Examination boosts your career options, you have to pass the Maryland-Real-Estate-Salesperson Exam. This Maryland Real Estate Salesperson Examination exam serves to filter out the capable from incapable candidates.

When you are eager to pass the Maryland-Real-Estate-Salesperson real exam and need the most professional and high quality practice material, we are willing to offer help. Our Maryland-Real-Estate-Salesperson training prep has been on the top of the industry over 10 years with passing rate up to 98 to 100 percent. By practicing our Maryland-Real-Estate-Salesperson Learning Materials, you will get the most coveted certificate smoothly. Our Maryland-Real-Estate-Salesperson study quiz will guide you throughout the competition with the most efficient content compiled by experts.

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Salesperson Practice Questions

In the 21 Century, the Maryland-Real-Estate-Salesperson certification became more and more recognized in the society because it represented the certain ability of examinees. However, in order to obtain Maryland-Real-Estate-Salesperson certification, you have to spend a lot of time preparing for the Maryland-Real-Estate-Salesperson Exam. Many people gave up because of all kinds of difficulties before the examination, and finally lost the opportunity to enhance their self-worth. As a thriving multinational company, we are always committed to solving this problem.

Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q192-Q197):

NEW QUESTION # 192

Activities that restrain trade and reduce competition and choices for consumers are considered to be what kind of violations?

- A. Agency law
- B. License law
- C. Fair housing
- D. Antitrust

Answer: D

Explanation:

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

Antitrust violations occur when individuals or companies engage in activities that restrict competition in the marketplace and limit consumer choice.

In real estate, this includes price-fixing, group boycotts, market allocation, and tie-in agreements, all of which are prohibited under the Sherman Antitrust Act and Federal Trade Commission Act.

Maryland's real estate license law reinforces these prohibitions, and the Maryland 60-Hour Course covers antitrust compliance under "Fair Housing and Ethics" to ensure licensees act in the public's best interest and avoid practices that restrain trade.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Fair Housing and Ethics" Module Sherman Antitrust Act (15 U.S.C. §1-7) Federal Trade Commission Act (15 U.S.C. §41-58).

NEW QUESTION # 193

A buyer representation agreement is similar to which document used when representing a seller?

- A. A seller's net sheet
- B. A seller disclosure
- C. A listing agreement
- D. A consumer notice

Answer: C

Explanation:

A buyer representation agreement establishes an agency relationship between a buyer and a broker, outlining the broker's duties and compensation for assisting the buyer in finding and purchasing a property.

This agreement serves the same purpose as a listing agreement does for a seller-it defines the relationship, responsibilities, and authority between client and broker.

Both agreements are legally binding contracts and must include the terms of representation, duration, and agency disclosures as required by Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Listing Agreements and Buyer Representation" Module Md. Business Occupations and Professions Article 17-532 - Duties of Licensees in Agency Relationships.

NEW QUESTION # 194

Which of these statements about cooperating with other licensees is true?

- A. Licensees must cooperate with and compensate other licensees, even if it's not in their client's best interest.
- B. Licensees must compensate other licensees.
- C. Licensees must cooperate with other licensees, even if it is not in their client's best interest.
- **D. Licensees must cooperate with other licensees when it is in the interest of their client, and share the commission on a previously agreed-upon basis.**

Answer: D

Explanation:

Comprehensive and Detailed

Under Maryland license law and the Maryland Code of Ethics (COMAR 09.11.02.33), licensees are expected to cooperate with other licensees when doing so serves their client's best interest. Cooperation often involves sharing information or coordinating showings, but does not require compensation unless there is a written agreement specifying how commissions will be shared. The client's interest always takes priority over cooperative obligations.

NEW QUESTION # 195

What must an agent do if they receive an undisclosed bonus from a seller to incentivize closing by a certain date?

- **A. The agent must disclose the bonus to any buyers they are working with on the transaction.**
- B. The agent should pay the bonus to the broker.
- C. The agent can accept the bonus without any disclosure requirements.
- D. The agent should keep the bonus confidential and not inform the broker.

Answer: A

Explanation:

Under Maryland Code of Ethics (COMAR 09.11.02.33A) and Maryland Business Occupations and Professions 17-322(a)(23), a licensee must disclose any compensation, commission, fee, or bonus received from a party other than their client in the transaction. If a seller offers an undisclosed bonus to the buyer's agent, that bonus must be fully disclosed in writing to the buyer (the agent's client) before acceptance. Failure to do so constitutes an ethical and legal violation. The payment, once disclosed, must be processed through the agent's broker, who is responsible for all compensation distribution.

Reference: Maryland 60-Hour Principles and Practices Course - "Fair Housing and Ethics" Module; COMAR 09.11.02.33A(23); Maryland Business Occupations and Professions 17-322.

NEW QUESTION # 196

A statement such as "This is a dream home with the best views in town" made by a licensee is an example of what?

- A. Intentional misrepresentation
- B. Positive misrepresentation
- C. A lie
- **D. Puffery**

Answer: D

Explanation:

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

Puffery refers to subjective statements of opinion or sales talk that a reasonable person would not take as a factual representation. Phrases like "best views," "dream home," or "finest neighborhood" are considered puffing, not misrepresentation.

Maryland's pre-licensing course distinguishes puffery (legally permissible) from misrepresentation, which involves false statements of material fact that can lead to disciplinary action or liability.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Ethical Conduct and Misrepresentation section.
- Maryland Business Occupations and Professions Article §17-322 (Grounds for Disciplinary Action).

NEW QUESTION # 197

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