

PA Salesperson State Exam Test Engine & RePA_Sales_S Free Pdf & PA Salesperson State Exam Actual Exam

PA State Salesperson Test Exam 2025 With 100% Correct Answers

A broker is found guilty and ordered to pay monetary damages to a consumer. What timeframe must the injured party file a claim for payment from the real estate recovery fund? - correct answers ✓✓ Injured parties must file claim to real estate recovery fund one year after termination of proceedings in connection to judgement awarded consumer.

What statement is TRUE regarding the real estate recovery fund? - correct answers ✓✓ An agreement of sale must contain disclosure language advising parties of the existence of the real estate recovery fund with a phone number to call for complete details.

The primary purpose public meetings held by the real estate commission is to - correct answers ✓✓ solicit from members of the public their suggestions, comments, and objections about real estate practice in PA.

What is the maximum penalty that may be imposed on an individual found guilty for the second time of engaging in the real estate business without a license? - correct answers ✓✓ A fine of \$5,000 and imprisonment for a period of 2 years.

A builder-owner salesperson is an individual holding a standard or reciprocal license, who is a full-time employee of builder-owner, and authorized on behalf of builder owner to do one or more of the following - correct answers ✓✓ 1-list for sale, sell, or offer for sale real estate of the builder-owner, 2- negotiate the sale or exchange of real estate of the builder-owner 3-lease or rent, or offer to lease, rent or place for rent, real estate of the builder-owner, 4-collect or offer, or attempt to collect, rent for real estate of the builder-owner.

In order to become a member of the PA Real Estate Commission, a candidate must - correct answers ✓✓ be appointed by the Governor.

The maximum compensation that will be paid from the real estate recovery fund to satisfy claims against a licensee is - correct answers ✓✓ \$100,000

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Pennsylvania Real Estate Commission PA Salesperson State Exam Sample Questions (Q41-Q46):

NEW QUESTION # 41

If known, the listing broker MUST disclose which of the following to a prospective buyer?

- A. That the seller's mortgage is assumable
- **B. That the seller's water system is contaminated**
- C. That the seller has accepted a position in another state
- D. That the seller has filed for divorce

Answer: B

Explanation:

A licensee must disclose all material defects related to the property, including known issues like a contaminated water system.

* Under 68 P.S. §§ 7303-7304 (Real Estate Seller Disclosure Law), the seller and broker must disclose all material defects affecting the property's value or safety.

* A contaminated water system is considered a health and safety issue and must be disclosed to the buyer.

Why the other answers are incorrect:

* Option A (Assumable Mortgage): This is a financial issue, not a material defect.

* Option B (Seller's New Job): The seller's personal situation does not affect the property's condition.

* Option C (Divorce): Divorce is private information and does not need to be disclosed.

Reference:

Real Estate Seller Disclosure Law (68 P.S. §§ 7303-7304)

NEW QUESTION # 42

Which entities are authorized to investigate charges against real estate licensees concerning illegal discrimination in the sale or rental of housing?

- A. The Pennsylvania Human Relations Commission and the Pennsylvania State Legislature
- B. The Pennsylvania Real Estate Commission and the Better Business Bureau
- **C. The Pennsylvania Real Estate Commission and the Pennsylvania Human Relations Commission**
- D. The Pennsylvania State Legislature and the Pennsylvania Real Estate Commission

Answer: C

Explanation:

Both the Pennsylvania Real Estate Commission (PREC) and the Pennsylvania Human Relations Commission (PHRC) have authority to investigate illegal discrimination in real estate transactions.

* The Pennsylvania Human Relations Commission (PHRC) is responsible for enforcing the Pennsylvania Human Relations Act (PHRA), which prohibits discrimination in housing based on race, color, religion, ancestry, age, sex, national origin, disability, and familial status.

* The Pennsylvania Real Estate Commission (PREC) investigates complaints against licensed real estate professionals who violate fair housing laws, including violations of the Real Estate Licensing and Registration Act (RELRA).

Why the other answers are incorrect:

* Option A (Pennsylvania State Legislature and PREC): The Legislature makes laws but does not enforce them or conduct investigations.

* Option B (PREC and Better Business Bureau): The Better Business Bureau (BBB) is a private organization and does not have legal enforcement authority.

* Option C (PHRC and Legislature):The Legislature doesnot investigate complaints, but the PHRC does.

References:

Pennsylvania Human Relations Act (PHRA) - 43 P.S. § 951(PHRC Enforcement) Real Estate Licensing and Registration Act (RELRA) - 63 P.S. § 455.101(PREC Enforcement)

NEW QUESTION # 43

The provisions of the Real Estate Licensing and Registration Act apply to:

- A. A real estate licensee selling real estate they own.
- B. A licensed auctioneer who is auctioning property.
- C. An attorney-at-law who participates in real estate transactions on behalf of a client.
- D. A trustee who participates in real estate transactions under the authority of a court order.

Answer: A

Explanation:

Under 63 P.S. § 455.304 (Exemptions from Licensing Requirements), most individuals selling their own property are exempt from real estate licensing requirements. However, a real estate licensee selling their own real estate must comply with disclosure laws and ethical obligations.

* If a real estate licensee sells their own property, they must disclose in all advertising that they are a licensed real estate professional to avoid misleading the public.

* While a non-licensee selling their own property is not covered under real estate licensing laws, a licensed salesperson must adhere to licensing and disclosure laws.

Why the other answers are incorrect:

* Option A (Trustee under Court Order): Court-appointed trustees are exempt from real estate licensing requirements.

* Option B (Attorney Representing Clients): Attorneys are permitted to handle real estate transactions as part of their legal practice without a real estate license.

* Option D (Licensed Auctioneer): Auctioneers selling real estate are regulated under separate auctioneer licensing laws, not real estate licensing laws.

Reference:

63 P.S. § 455.304- Exemptions from Licensing Requirements

NEW QUESTION # 44

When representing a seller, which of the following is a TRUE statement regarding the duties a licensee owes to the principal?

- A. A licensee is obligated to disclose to a consumer the minimum commission split between the licensee and the broker.
- B. A licensee's obligation of confidentiality ends at the conclusion of the listing contract.
- C. A licensee is required to keep confidential the price the seller would accept if lower than the list price.
- D. A licensee is not obligated to disclose the existence of another offer during negotiations on a purchase contract.

Answer: C

Explanation:

A licensee has a fiduciary duty to keep the seller's pricing strategy confidential.

* 49 Pa. Code § 35.292 (Duties of Licensees Generally) states that a licensee must maintain confidentiality of information that could harm their client's negotiating position, including the minimum price the seller would accept.

* Confidentiality extends beyond the duration of the listing agreement unless the seller gives explicit permission to disclose information.

Why the other answers are incorrect:

* Option A (Confidentiality Ends After Listing): Confidentiality continues even after the contract ends.

* Option B (Not Disclosing Another Offer): In multiple-offer situations, disclosure may be required based on seller instructions.

* Option D (Commission Disclosure): The broker's commission arrangement is not required to be disclosed to the public.

Reference:

49 Pa. Code § 35.292- Duties of Licensees Generally

NEW QUESTION # 45

What is the MINIMUM number of hours of continuing education which a real estate licensee MUST complete within the license renewal period?

- A. 0
- B. 1
- C. 2
- **D. 3**

Answer: D

Explanation:

Under 49 Pa. Code § 35.382 (Continuing Education Requirements), a Pennsylvania real estate licensee must complete at least 14 hours of continuing education (CE) during each two-year renewal cycle.

* These courses must be taken through an approved real estate education provider.

* Certain renewal periods may have specific course requirements mandated by the Commission.

Why the other answers are incorrect:

* Option A (10 Hours): Too low; Pennsylvania law requires 14 hours.

* Option B (12 Hours): Falls short of the required minimum.

* Option D (16 Hours): Exceeds the required minimum.

Reference:

49 Pa. Code § 35.382- Continuing Education Requirements

NEW QUESTION # 46

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