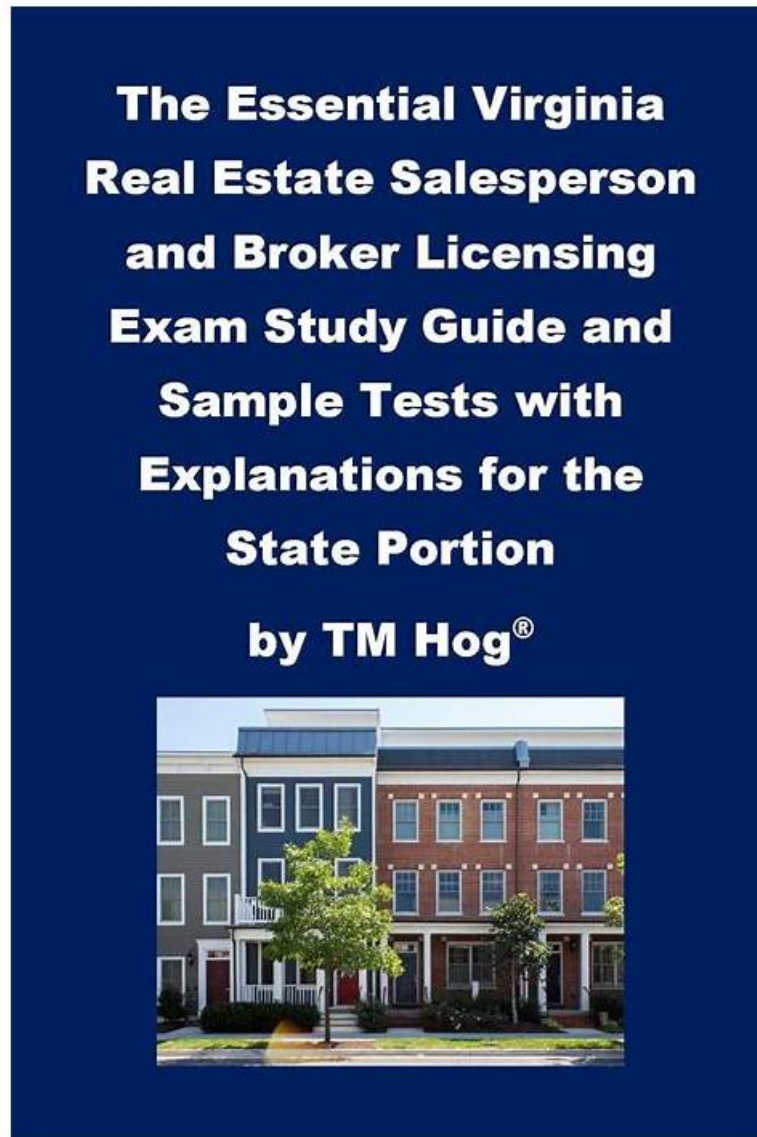


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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q83-Q88):

NEW QUESTION # 83

What was the outcome of Plessy v. Ferguson?

- A. The Supreme Court decided that racially based zoning was illegal.
- B. The Supreme Court decided that the enforcement of racially based restrictive covenants was illegal.
- C. The Supreme Court decided that racial segregation of children in public schools was illegal.
- **D. The Supreme Court decided that "separate but equal" separation of the races was legal as long as Black and white facilities were equal.**

Answer: D

Explanation:

In Plessy v. Ferguson (1896), the U.S. Supreme Court upheld a Louisiana law mandating racial segregation in railway cars. The Court ruled that racial segregation was constitutional under the "separate but equal" doctrine.

This legalized segregation in public facilities for decades until overturned by Brown v. Board of Education (1954), which declared segregation in public schools unconstitutional.

Other options:

(B) Refers to Brown v. Board of Education (1954).

(C) Refers to Shelley v. Kraemer (1948) (restrictive covenants).

(D) Refers to Buchanan v. Warley (1917) (racial zoning).

Reference (Virginia Real Estate & Civil Rights Law):

Plessy v. Ferguson, 163 U.S. 537 (1896)

Brown v. Board of Education, 347 U.S. 483 (1954)

Virginia Fair Housing Law history and case law integration

NEW QUESTION # 84

Per se violations are:

- A. acts that are in violation of CAN-SPAM
- B. acts that are in violation of the TCPA
- C. acts that are NOT considered inherently illegal
- **D. acts that are considered inherently illegal**

Answer: D

Explanation:

In antitrust law, a per se violation is an act that is considered inherently illegal, regardless of intent or outcome.

Examples in real estate:

Price-fixing (brokers agreeing on commission rates).

Market allocation (dividing territories or clients).

Group boycotts (agreeing not to deal with a competitor).

These acts automatically violate the Sherman Antitrust Act without requiring proof of harm.

Other options confuse per se violations with other laws like TCPA (Do Not Call) or CAN-SPAM (email).

Reference (Virginia Real Estate):

Sherman Antitrust Act, 15 U.S.C. §§ 1-7

Virginia Real Estate Principles - Antitrust section

A490-02REGS.pdf - Professional conduct and antitrust

NEW QUESTION # 85

In addition to evaluating borrower creditworthiness, to complete the loan approval process, the underwriter needs to evaluate the:

- A. seller
- B. tender
- C. broker
- **D. property**

Answer: D

Explanation:

Loan underwriting evaluates two things:

Borrower's creditworthiness (income, debt, credit score).

The property's value and suitability (via appraisal, condition, and title review).

The lender needs to ensure that the property provides sufficient collateral in case of default.

Other options:

(A) Tender - unrelated.

(C) Broker - not evaluated.

(D) Seller - irrelevant to loan approval.

Reference:

Fannie Mae Selling Guide - Loan Underwriting

Virginia Real Estate Finance Principles - Loan Process

NEW QUESTION # 86

Randy and Joe were married, then divorced. Joe got the house in the divorce settlement. When he later goes to sell it, a title company tells him there's a cloud on the title due to the divorce. What is most likely to resolve this cloud?

- A. requiring Joe to put some earnest money in escrow
- **B. having Randy sign a quitclaim deed**
- C. putting a mechanic's lien on the property
- D. filing the deed with the county

Answer: B

Explanation:

When spouses divorce, property division may leave a cloud on title if both names were originally on the deed but only one gets awarded the property.

The cleanest way to clear this is for the spouse no longer claiming interest (Randy) to sign a quitclaim deed transferring any possible interest to Joe.

Filing the original deed with the county (B) doesn't resolve the cloud.

Earnest money escrow (C) and mechanic's liens (D) are irrelevant.

Reference (Virginia Real Estate):

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

Virginia Real Estate Principles - Title issues & clearing clouds

A490-02REGS.pdf - Title & conveyance curriculum

NEW QUESTION # 87

Marie agreed to a contract in which she can lease a house for a period of two years and then has the option to buy the home if she can secure financing. What type of contract is this?

- A. cooperative sales contract
- B. land trust
- C. sales contract with a contingency
- **D. lease-option agreement**

Answer: D

Explanation:

A lease-option agreement combines a lease with an option to purchase:

Tenant leases the property for a specified time (in this case, 2 years).

Tenant has the option, but not the obligation, to purchase the property, usually at a pre-agreed price, if financing is secured.

Other options:

(A) Cooperative sales contract = applies to co-ops, not individual houses.

(B) Sales contract with contingency = binding contract, not an option.

(C) Land trust = ownership vehicle, not a lease-purchase structure.

Reference (Virginia Real Estate):

Code of Virginia Title 55.1 - Contracts and leases

Virginia Real Estate Principles - Lease and Option contracts

A490-02REGS.pdf - Contracts curriculum

NEW QUESTION # 88

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