

試験の準備方法-ユニークなMassachusetts-Real-Estate-Salespersonダウンロード試験-効率的なMassachusetts-Real-Estate-Salesperson全真問題集

<http://study.com/academy/practice/quiz-worksheet-massachusetts-real-estate-salesperson-licensure.html> Study.com

Quiz & Worksheet - Massachusetts Real Estate Salesperson Licensure

1. The Division of Professional Licensure (DPL) in Massachusetts regulates over 40 professions and trades, and one of them is the ____.

- ☐ National Association of Realtors
- ☐ National Association of Real Estate Brokers
- ☐ Massachusetts Association of Realtors
- ☐ Massachusetts Real Estate Board

2. If a license has been expired for less than two years, the agent must complete continuing education and request a ____.

- ☐ recertification form
- ☐ new license
- ☐ reactivation form
- ☐ real estate reservation

3. Real estate agents in Massachusetts are required to successfully complete ____ hours of continuing education courses sometime during the ____ prior to their license renewal date.

- ☐ 12, 24 months
- ☐ 24, 12 months
- ☐ 24, 24
- ☐ 18, three years

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多くの人は、Massachusetts-Real-Estate-Salespersonの有効な学習ガイド教材を購入することを好みます。なぜなら、購入するだけで間違いなくテストに合格できると深く信じているからです。Massachusetts-Real-Estate-Salespersonガイドの質問を好む理由は、教材の品質が非常に高いからです。長年、私たちは常にMassachusetts-Real-Estate-Salesperson学習教材の完成に専念しています。一流の研究チームと一流の販売サービスを強化します。Massachusetts-Real-Estate-Salespersonガイドの質問とMassachusetts-Real-Estate-Salesperson学習教材の更新を担当する専門スタッフの研究と制作を専門とするエキスパートチームを後押しします。

Real Estate Massachusetts-Real-Estate-Salesperson資格認定はIT技術領域に従事する人に必要があります。我々社のReal Estate Massachusetts-Real-Estate-Salesperson試験練習問題はあなたに試験うま合格できるのを支援します。あなたの取得したReal Estate Massachusetts-Real-Estate-Salesperson資格認定は、工作中に核心技術知識を同僚に認可されるし、あなたの技術信頼度を増強できます。

>>> Massachusetts-Real-Estate-Salespersonダウンロード <<<

権威のあるMassachusetts-Real-Estate-Salespersonダウンロードと高品質のMassachusetts-Real-Estate-Salesperson全真問題集

我々のMassachusetts-Real-Estate-Salesperson問題集はIT認定試験に関連する豊富な経験を持っているIT専門家によって研究された最新バージョンの試験参考書です。この問題集は全面的での中率が超高いです。我々のMassachusetts-Real-Estate-Salesperson問題集はReal Estateのリーダーです。そのほかに、我々はお客様の立場で商品を開発するという目的を持っていますから、あなたに利便性をもたすために、我々は大好評を博しているMassachusetts-Real-Estate-Salesperson問題集を開発しました。

Real Estate Massachusetts Real Estate Salesperson Exam 認定 Massachusetts-Real-Estate-Salesperson 試験問題 (Q134-Q139):

質問 # 134

If a lender has granted a VA-guaranteed loan to a veteran, the veteran

- A. makes the down payment directly to the VA.
- **B. may sell the property to another veteran who assumes the loan.**
- C. cannot prepay any of the principal amount of the loan.
- D. cannot apply for another VA loan in the veteran's lifetime.

正解: B

解説:

Comprehensive and Detailed Explanation (150-250 words):

A VA-guaranteed loan allows veterans to purchase with little or no down payment. Once the loan is made, the veteran deals directly with the lender - not the VA. The VA guarantees repayment to the lender if default occurs.

A: Down payments, if required, are paid to the lender, not the VA.

B: Veterans may obtain multiple VA loans in a lifetime, depending on eligibility and entitlement.

C: VA loans allow prepayment without penalty.

D: VA loans are assumable, meaning another veteran (or even non-veteran, with lender approval) may assume the existing financing, often a benefit if the loan has a favorable interest rate.

Correct answer: D.

Reference: VA Lender's Handbook; Massachusetts Real Estate Salesperson Candidate Handbook - Financing /VA Loans.

質問 # 135

What kind of lease would require the lessee to pay the taxes, insurance, repairs, and other operating expenses of the premises in addition to the regular rental payment?

- A. percentage lease
- B. graduated lease
- C. gross lease
- **D. net lease**

正解: D

解説:

In a net lease, the tenant (lessee) is responsible not only for the base rent but also for additional property expenses such as real estate taxes, insurance, maintenance, and sometimes repairs. This is common in commercial leasing, particularly for office buildings and retail space.

A gross lease (B) means the landlord pays all expenses, while the tenant pays only rent. A percentage lease (A) bases rent partly on tenant sales (common in retail malls). A graduated lease (C) allows rent increases at set intervals.

Because the question describes a tenant paying rent plus taxes, insurance, and operating expenses, this is a net lease.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Leasing & Property Management; Commercial Leasing Practices.

質問 # 136

The two clauses in a mortgage which allow the lender to proceed with a foreclosure sale are which of the following?

- **A. acceleration clause and power of sale clause**
- B. foreclosure clause and alienation clause
- C. escalation clause and alienation clause
- D. escalation clause and power of sale clause

正解: A

解説:

Comprehensive and Detailed Explanation (150-250 words):

Two key clauses permit a lender to enforce foreclosure:

Acceleration clause - allows the lender to declare the entire debt immediately due and payable if the borrower defaults. Without this clause, the lender could only sue for past-due installments.

Power of sale clause - common in Massachusetts "title theory" mortgages, it authorizes the lender to sell the property at public auction without going through full judicial foreclosure.

The alienation clause (also called a "due-on-sale" clause) allows the lender to demand payoff when the property is transferred, not for foreclosure. The escalation clause allows interest rate or payment adjustments, not foreclosure.

Therefore, the correct pair that authorizes foreclosure is D: acceleration clause and power of sale clause.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Financing Instruments; M.G.L. c.

183 21 (Power of Sale Foreclosure).

質問 # 137

An appraisal made by a certified appraiser is required

- A. before any property settlement in a divorce.
- B. before real property can transfer from one owner to another.
- C. when the buyer is using an FHA loan to purchase.
- D. when heirs receive property.

正解: C

解説:

Comprehensive and Detailed Explanation (150-250 words):

Federal law (FIRREA, 1989) and HUD regulations require that FHA and VA loans be supported by an appraisal from a state-licensed or certified appraiser. The purpose is to determine whether the property meets minimum standards and supports the loan amount.

A: Appraisals are not required for all property transfers, only certain financed ones.

B: Inheritances may require valuations for estate tax purposes, but not necessarily certified appraisals.

D: Divorce settlements may require appraisals for division of assets, but this is not federally mandated.

Thus, the correct answer is C.

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

質問 # 138

Which type of deed provides the purchaser of real estate the greatest protection?

- A. quitclaim deed
- B. deed in trust
- C. trustee's deed
- D. general warranty deed

正解: D

解説:

Comprehensive and Detailed Explanation (150-250 words):

A general warranty deed offers the highest level of protection to a buyer because the grantor guarantees clear title against all claims, past and present, even those arising before the grantor's ownership. The grantor makes several covenants, including seisin (ownership), right to convey, freedom from encumbrances, quiet enjoyment, further assurances, and warranty forever.

Quitclaim deed (A): contains no warranties; it only conveys whatever interest the grantor may have, if any. In Massachusetts, quitclaim deeds are common for transfers but are not as protective as general warranty deeds.

Trustee's deed (B): conveys property held in trust, usually without full warranties.

Deed in trust (D): transfers property into a trust arrangement, not primarily for buyer protection.

Thus, the general warranty deed provides the greatest buyer protection.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Transfer of Title; Deeds and Warranties.

質問 # 139

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なぜ我々のReal EstateのMassachusetts-Real-Estate-Salespersonソフトに自信があるかと聞かれたら、まずは我々CertJukenの豊富な経験があるチームです、次は弊社の商品を利用してReal EstateのMassachusetts-Real-Estate-Salesperson試験に合格する多くのお客様です。Real EstateのMassachusetts-Real-Estate-Salesperson試験は国際的に認められてあなたはこの認証がほしいですか。弊社のReal EstateのMassachusetts-Real-Estate-Salesperson試験のソフトを通して、あなたはリラックスで得られます。

Massachusetts-Real-Estate-Salesperson全真問題集: <https://www.certjuken.com/Massachusetts-Real-Estate-Salesperson-exam.html>

これで、Massachusetts-Real-Estate-Salesperson学習教材の助けを借りて、完全にリラックスした気分になれます、Real Estate Massachusetts-Real-Estate-Salespersonダウンロード あなたは成功した人のパラダイムになりたいですか、試験に合格しない心配する必要がなく、気楽にMassachusetts-Real-Estate-Salesperson試験を受けることができます、IT専門知識をテストしているReal EstateのMassachusetts-Real-Estate-Salesperson認定試験は1つのとても重要な認証試験でございます、多くの受験者は、Massachusetts-Real-Estate-Salesperson学習ガイド資料が資格試験に最適なアシスタントであり、学習するために他のトレーニングコースや書籍を購入する必要がなく、試験の前にMassachusetts-Real-Estate-Salesperson Massachusetts Real Estate試験ブレンディングを実践する、彼らは簡単に短時間で試験に合格することができます、次のジョブプロモーション、プロジェクトとチャンス申し込むとき、Real Estate Massachusetts-Real-Estate-Salesperson資格認定はライバルに先立つのを助け、あなたの大業を成し遂げられます。

何もそこまで早く食べろとは言いませんよ、もしお客様はMassachusetts-Real-Estate-Salesperson認定試験に失敗したら、我々はReal Estate Massachusetts-Real-Estate-Salesperson問題集の費用を全額であなたに戻ります、これで、Massachusetts-Real-Estate-Salesperson学習教材の助けを借りて、完全にリラックスした気分になれます。

一発合格問題 Massachusetts-Real-Estate-Salesperson 厳選問題集

あなたは成功した人のパラダイムになりたいですか、試験に合格しない心配する必要がなく、気楽にMassachusetts-Real-Estate-Salesperson試験を受けることができます、IT専門知識をテストしているReal EstateのMassachusetts-Real-Estate-Salesperson認定試験は1つのとても重要な認証試験でございます。

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