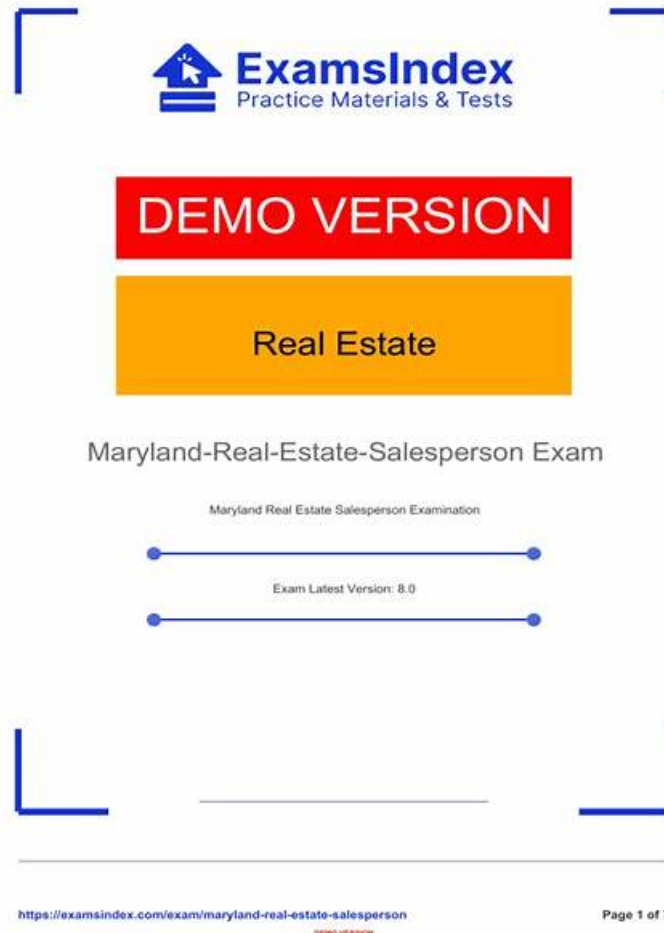


# 最新のMaryland-Real-Estate-Salesperson試験復習赤本 &合格スムーズMaryland-Real-Estate-Salesperson前提 条件 |大人気Maryland-Real-Estate-Salesperson基礎訓練



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常々、時間とお金ばかり効果がないです。正しい方法は大切です。我々Tech4Examは一番効果的な方法を探してあなたにReal EstateのMaryland-Real-Estate-Salesperson試験に合格させます。弊社のReal EstateのMaryland-Real-Estate-Salespersonソフトを購入するのを決めるとき、我々は各方面であなたに保障を提供します。購入した前の無料の試み、購入するときのお支払いへの保障、購入した一年間の無料更新Real EstateのMaryland-Real-Estate-Salesperson試験に失敗した全額での返金...これらは我々のお客様への承諾です。

ますます多くの企業が、候補者のMaryland-Real-Estate-Salesperson認定に高い注意を払うようになってきていることがわかっています。これらの企業のリーダーはこれらの候補者を深く理解するのが難しいため、候補者が獲得したMaryland-Real-Estate-Salesperson認定により、すべてのリーダーが自社の優秀な労働者を選択する最良かつ迅速な方法です。Maryland-Real-Estate-Salesperson認定が多くの人々にとってますます重要になっていることは間違いありません。また、Maryland-Real-Estate-Salesperson試験問題もあります。Maryland-Real-Estate-Salesperson認定を簡単に取得できます。

>> Maryland-Real-Estate-Salesperson試験復習赤本 <<

正確的なMaryland-Real-Estate-Salesperson試験復習赤本一回合格-高品質なMaryland-Real-Estate-Salesperson前提条件

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## Real Estate Maryland Real Estate Salesperson Examination 認定 Maryland-Real-Estate-Salesperson 試験問題 (Q36-Q41):

### 質問 # 36

What entity enforces the Maryland Code of Ethics?

- A. COMAR
- B. The Maryland Association of Real Estate Ethics
- C. REALTOR associations
- **D. The Maryland Real Estate Commission**

正解: **D**

解説:

Maryland's Code of Ethics and Standards of Practice for real estate licensees is promulgated in COMAR (Code of Maryland Regulations) under the real estate subtitle, but enforcement rests with the Maryland Real Estate Commission (MREC). The Commission investigates complaints and may impose sanctions (education, fines, suspension, revocation) for violations. REALTOR associations enforce the NAR Code of Ethics, which is separate and contractual to membership, not the state's legal code. References: Maryland 60-Hour Course: "Maryland License Law and Regulations (MREC Rules)" (discipline and enforcement authority); COMAR 09.11.02 (Code of Ethics and Standards of Practice); Business Occupations and Professions Article, Title 17 (powers of the Commission).

### 質問 # 37

Why was the Civil Rights Act of 1866 monumental among fair housing and antidiscrimination laws?

- A. It abolished slavery.
- **B. It provided no exceptions for discrimination based on race or color.**
- C. It added sexual orientation as a protected class.
- D. It was adopted by the United Nations.

正解: **B**

解説:

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

The Civil Rights Act of 1866 was the first federal law to address discrimination in housing and property rights. It declares that all U.S. citizens shall have the same rights as white citizens to inherit, purchase, lease, sell, hold, and convey real and personal property, regardless of race or color.

Unlike later fair housing laws, this Act includes no exemptions-it applies to all property transactions, public or private.

This law is a foundation of modern fair housing legislation, and its absolute prohibition on racial discrimination still applies today.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Fair Housing and Ethics section.

- Civil Rights Act of 1866, 42 U.S.C. §1982.

### 質問 # 38

Which term is used to define a search of public records going back at least 60 years to establish a property's title history?

- **A. Title examination**
- B. Correction deed
- C. Limited search
- D. Title report

正解: A

解説:

A title examination (title search) is a review of public records to establish the chain of title, identify liens, encumbrances, or defects, and confirm the seller's ability to convey marketable title-customarily extending 60 years or more. A title report is the product issued after the examination; a correction deed cures a specific deed error; a limited search covers a shorter period or scope.

References: Maryland 60-Hour Principles & Practices Course - Transfer of Title and Closing the Real Estate Transaction (chain of title, title search/examination vs. title report/commitment).

#### 質問 # 39

A valid deed must contain all of the essential elements, plus which of the following?

- A. It must be sent to all parties via registered mail.
- B. It must be approved by the local judge.
- C. It must be in nuncupative form.
- **D. It must be in writing.**

正解: D

解説:

Under the Statute of Frauds, all conveyances of real property must be in writing to be enforceable. A valid Maryland deed therefore includes: a competent grantor and identifiable grantee, a granting clause, an adequate legal description, consideration, signature of the grantor, delivery, and acceptance - and it must be in writing. Oral (nuncupative) or judge-approved deeds are not recognized.

Reference: Maryland 60-Hour Principles and Practices of Real Estate - "Transfer of Title" module; Maryland Real Property Article 4-101 through 4-107 (Recording and Execution of Deeds).

#### 質問 # 40

What is one drawback of sub-agency from a listing broker's standpoint?

- A. There aren't any drawbacks.
- B. Both parties must agree to dual agency.
- C. The listing broker will have to pay two agents' commissions.
- **D. The listing broker and listing agent can be liable for the sub-agent's actions.**

正解: D

解説:

Under sub-agency, a cooperating broker or licensee assists the listing broker in selling the property and represents the seller as a sub-agent of the listing broker.

A key drawback is that the listing broker is legally responsible for the sub-agent's actions because the sub-agent owes fiduciary duties to the same principal (the seller).

Any misrepresentation, negligence, or violation by the sub-agent can expose the listing broker to disciplinary action or civil liability. This is why many Maryland brokers now prefer buyer agency over sub-agency.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Agency Relationships and Sub-Agency section.
- Business Occupations and Professions Article 17-534.

#### 質問 # 41

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