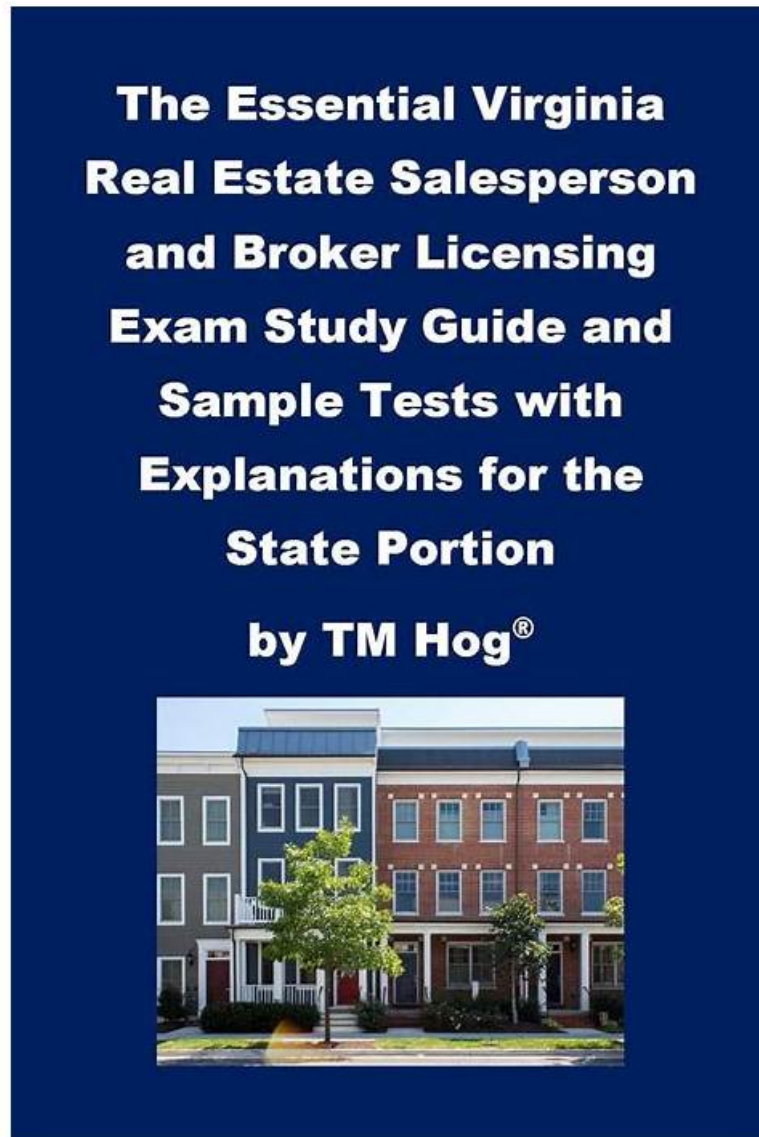


最真實的Virginia-Real-Estate-Salesperson認證考試資料庫



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還在為怎樣才能順利通過Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試而苦惱嗎? 還在苦苦等待Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試的最新資料嗎? PDFExamDumps研究出了最新的Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試相關資料。想通過Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試嗎? 快將PDFExamDumps的Real Estate Licensing Virginia-Real-Estate-Salesperson認證考試的最新練習題及答案加入你的購物車吧! PDFExamDumps已經在網站上為你免費提供部分Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試的練習題和答案, 你可以免費下載作為嘗試。相信你對我們的產品會很滿意的。利用它你可以很輕鬆地通過考試。我們承諾, 如果你使用了PDFExamDumps的最新的Real Estate Licensing Virginia-Real-Estate-Salesperson 認證考試練習題和答案卻考試失敗, PDFExamDumps將會全額退款給你。

除了確保為考生提供最新和最好的Real Estate Licensing Virginia-Real-Estate-Salesperson題庫資料之外, 我們更希望為您提供優質的服務, 我們提供所有的考古題都是最新版的題庫資料。我們還使用國際最大最值得信賴的Paypal付款, 安全支付有保障, 考生可以放心購買最新的Virginia-Real-Estate-Salesperson考古題。在現在競爭激烈的IT行業, 擁有Real Estate Licensing Virginia-Real-Estate-Salesperson認證是證明自己能力的標志。而PDFExamDumps網站的最新的考古題就確保您通過此認證, Virginia-Real-Estate-Salesperson題庫是由多位專業的資深講師研究而來, 成就您的夢想!

免費PDF Virginia-Real-Estate-Salesperson題庫最新資訊 & Real Estate Licensing Virginia-Real-Estate-Salesperson通過了考試

作好充分的 Virginia-Real-Estate-Salesperson 考試準備，對考生取得 Real Estate Licensing 的證照很有幫助。在評估新的候選人或考量現有人員的專業能力時，雇主認同 Virginia-Real-Estate-Salesperson 認證的價值。這些認證提供了要在您的職涯中出類拔萃所需的認可，並且提供雇主驗證您的技能。PDFExamDumps Virginia-Real-Estate-Salesperson 考試測試引擎試用，讓您可以模擬真實的考試情景，可以快速讓您掌握並應用。保證考生一次性通過考試！

最新的 Real Estate Licensing Certification Virginia-Real-Estate-Salesperson 免費考試真題 (Q56-Q61):

問題 #56

The four phases of an environmental site assessment are, in order:

- A. investigation, testing, remediation, management
- B. management, investigation, testing, remediation
- C. testing, investigation, remediation, management
- D. remediation, investigation, testing, management

答案: B

解題說明:

An Environmental Site Assessment (ESA) is typically required in commercial real estate transactions to evaluate environmental risks.

The four recognized phases are:

Management (Phase I - Due Diligence): Review of records, site inspection, and interviews to identify potential contamination.

Investigation (Phase II): Collection of soil, groundwater, and other samples if contamination is suspected.

Testing (Phase III): Laboratory analysis and risk assessment of environmental hazards.

Remediation (Phase IV): Cleanup or mitigation of contamination (removal, containment, or corrective measures).

This sequence ensures proper environmental due diligence and liability protection under CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act).

Reference (Virginia Real Estate):

CERCLA & ASTM Environmental Site Assessment Standards

Virginia Department of Environmental Quality (VDEQ) regulations

Virginia Real Estate Principles - Environmental Issues section

問題 #57

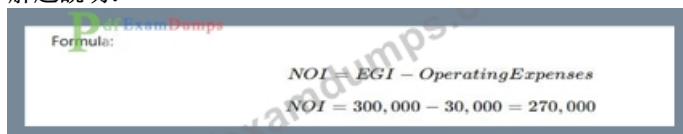
The EGI of a building is \$300,000. The operating costs are \$30,000.

What is the NOI of the building?

- A. \$270,000
- B. \$264,000
- C. \$332,000
- D. \$215,000

答案: A

解題說明:



Formula:

$$NOI = EGI - Operating Expenses$$
$$NOI = 300,000 - 30,000 = 270,000$$

Other options are miscalculations.

Reference (Virginia Real Estate):

Appraisal & Finance curriculum

USPAP standards - income approach

A490-02REGS.pdf - Real Estate Math section

問題 #58

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

答案: D

解題說明:

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

問題 #59

The government sends Ken a notice stating that his house and neighborhood will be demolished to build a much-needed water treatment plant. What is the government required to offer Ken in exchange for taking his property?

- **A. just compensation**
- B. nothing, since it is for the public good
- C. whatever Ken asks for
- D. whatever they decide is reasonable

答案: A

解題說明:

U. S. Constitution, 5th Amendment

Code of Virginia Title 25.1 (Eminent Domain)

A490-02REGS.pdf - Government rights in land

Explanation:

The government has the power of eminent domain, allowing it to take private property for public use (e.g., building a water treatment plant).

Under the Fifth Amendment of the U.S. Constitution, the government must provide "just compensation" to the property owner.

This typically means fair market value of the property.

Other options:

(A) Nothing = unconstitutional.

(B) Whatever Ken asks = not guaranteed.

(D) Whatever they decide = incorrect; compensation must be fair and just.

Reference (Virginia Real Estate):

問題 #60

You're doing a CMA on a three-bedroom, two-bath, seven-year-old property. Choose the BEST comp from the following list:

- A. a three-bedroom, two-and-a-half bath, 15-year-old property located 20 miles away that sold 12 weeks ago
- **B. a three-bedroom, two-bath, seven-year-old property located a quarter mile away that sold two years ago**
- C. a three-bedroom, one-bath, 12-year-old property located a quarter mile away that sold three months ago
- D. a six-bedroom, four-bath, newly built property located a quarter mile away that sold six weeks ago

答案： B

解題說明：

When preparing a Comparative Market Analysis (CMA):

The best comp is most similar in location, age, size, and features.

Timeliness matters (more recent sales are preferred), but similarity in property type/size carries greater weight.

Analysis of options:

(A) Six-bedroom, new build = too dissimilar.

(B) Same size, age, and location - best match, though sold 2 years ago.

(C) Too far (20 miles) and older property.

(D) Closer in time but has fewer bedrooms/baths and is older.

Thus, (B) is the closest comparable.

Reference:

Virginia Real Estate Principles & Practices - CMA and appraisal methods Real Estate Exam Prep - Valuation & Market Analysis

問題 #61

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近來，隨著IT技術的不斷快速發展，學習IT技術的人越來越多。這也導致在IT行業工作的人越來越多。於是，IT行業的競爭愈發激烈了。同樣在IT行業工作，並且有著IT夢的你，肯定不希望被別人趕上甚至超過吧？那麼，這就需要你不斷提升自己的技能，向別人證明你自己的實力。那麼怎樣才能證明你自己的能力呢？越來越多的人選擇參加IT認定考試取得認證資格來證明自己的實力。你也想获得认证资格吗？首先来参加Real Estate LicensingのVirginia-Real-Estate-Salesperson认定考试吧。这是Real Estate Licensing的最重要的考试，同时也是被业界广泛认证的资格。

Virginia-Real-Estate-Salesperson熱門考古題：https://www.pdfexamdumps.com/Virginia-Real-Estate-Salesperson_valid-braindumps.html

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