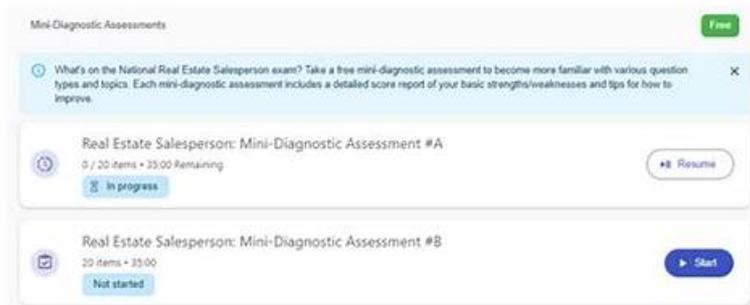


# Latest Maryland-Real-Estate-Salesperson Test Materials & Leading Offer in Qualification Exams & Maryland-Real-Estate-Salesperson: Maryland Real Estate Salesperson Examination



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Our Maryland-Real-Estate-Salesperson study materials are written by experienced experts in the industry, so we can guarantee its quality and efficiency. The content of our Maryland-Real-Estate-Salesperson learning guide is consistent with the proposition law all the time. We can't say it's the best reference, but we're sure it won't disappoint you. This can be borne out by the large number of buyers on our website every day. A wise man can often make the most favorable choice, I believe you are one of them. If you are not at ease before buying our Maryland-Real-Estate-Salesperson Actual Exam, we have prepared a free trial for you. Just click on the mouse to have a look, giving you a chance to try. Perhaps this choice will have some impact on your life.

The Real Estate Maryland-Real-Estate-Salesperson practice material of Actual4Dumps came into existence after consultation with many professionals and getting their positive reviews. The majority of aspirants are office professionals, and we recognize that you don't have enough time to prepare for the Real Estate Maryland-Real-Estate-Salesperson Certification Exam. As a result, several versions of the Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam questions will be beneficial to you.

>> Latest Maryland-Real-Estate-Salesperson Test Materials <<

## Maryland Real Estate Salesperson Examination pdf test & Maryland-Real-Estate-Salesperson test dumps

It is universally accepted that the exam is a tough nut to crack for the majority of candidates, but the related Maryland-Real-Estate-Salesperson certification is of great significance for workers in this field so that many workers have to meet the challenge. Fortunately, you need not to worry about this sort of question any more, since you can find the best solution in this website--our Maryland-Real-Estate-Salesperson Training Materials. With our continued investment in technology, people and facilities, the future of our company has never looked so bright. with our excellent Maryland-Real-Estate-Salesperson exam questions, you will pass the Maryland-Real-Estate-Salesperson exam successfully.

## Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q152-Q157):

### NEW QUESTION # 152

In terms of encumbrances, what's a license?

- A. Permission to do something on another's land while also possessing an interest or ownership in the land
- B. Process by which a non-owner gains possession of a property after a certain amount of time
- C. Permission without possession, interest, or ownership
- D. Permission to alter someone's land or property

Answer: C

Explanation:

A license is a personal, revocable privilege to perform some act on another person's land without any possessory right or ownership interest. Unlike an easement, a license does not transfer with the land and can be revoked at any time by the licensor. Examples include permission to hunt, park, or attend an event on private property.

In Maryland's pre-licensing course, this concept is taught under "Interests in Real Estate" as a type of encumbrance that affects property use but not ownership.

Reference: Maryland 60-Hour Principles and Practices Course - "Interests in Real Estate" Topic; Maryland Real Property Article 14-101 et seq. (encumbrances and property rights definitions).

### NEW QUESTION # 153

Which of the following best describes the concept of appreciation?

- A. When the value of a property increases over time.
- B. When losses are deducted from a property's value for tax purposes.
- C. When the value of a property decreases over time.
- D. When a property's value increases as a result of capital improvements.

**Answer: A**

Explanation:

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

Appreciation refers to the increase in a property's value over time due to factors such as market demand, improvements, inflation, or location desirability.

It is the opposite of depreciation, which is a decline in value. Appreciation may result from physical improvements (e.g., renovations) or external factors (e.g., neighborhood development).

This concept is emphasized in the Maryland 60-Hour Course within the "Real Estate Appraisal and Valuation" module as a key element of market analysis and investment potential.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module  
Federal Appraisal Guidelines - Market Value Concepts.

### NEW QUESTION # 154

A veteran licensee always has a face-to-face meeting before he works with any buyer. What might be a good reason for this?

- A. To look the buyer in the eye to see if the buyer is hiding anything
- B. To get the buyer's FICO score, credit report, and tax receipts
- C. To build trust and rapport
- D. To determine the buyer's ethnicity

**Answer: C**

Explanation:

Under Maryland's agency law, a licensee must establish a relationship of trust, confidence, and loyalty with a client.

Meeting face-to-face helps the agent explain agency relationships, present the Understanding Whom Real Estate Agents Represent disclosure, and begin building rapport and confidence, which are critical in fiduciary relationships.

As emphasized in the Brokerage and Agency module, personal contact helps ensure informed consent and professional transparency-never to collect personal demographic or financial data outside proper procedures.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Law of Agency and Broker-Client Relationships section.

- Business Occupations and Professions Article 17-530 through 17-534.

### NEW QUESTION # 155

A landlord locks a tenant out and requires the tenant to pay past-due rent before regaining access to the unit. This is considered:

- A. Termination
- B. Constructive eviction

- C. Personal possession lien process
- **D. Illegal**

**Answer: D**

Explanation:

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

Maryland law prohibits self-help eviction, which occurs when a landlord takes direct action-such as locking out a tenant or removing their belongings-without a court order.

Only a sheriff or court-appointed officer may evict a tenant following a court judgment for possession.

A landlord who locks out a tenant to recover rent is acting illegally, even if rent is overdue.

This topic is addressed in the Leasing and Property Management module of the pre-licensing course.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Landlord-Tenant Law section.
- Real Property Article §8-216 - Prohibited Acts of Landlord (Self-Help Eviction).

### NEW QUESTION # 156

Your client, Bruno, is an investor. He is in the process of selling a fourplex and mentions to you that he hates the idea of the capital gains tax he'll be subject to. What should you tell him?

- A. "Capital gains do not apply to investment properties."
- **B. "You might consider a 1031 tax-deferred exchange."**
- C. "Taxes are required, no matter what you do."
- D. "Investors don't pay taxes."

**Answer: B**

Explanation:

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

Under Section 1031 of the Internal Revenue Code, an investor may defer recognition of capital gains taxes by exchanging one investment or business property for another of like kind.

This is known as a 1031 tax-deferred exchange.

The Maryland pre-licensing course covers this as a financing and investment concept, explaining that it defers, not eliminates, the tax obligation and that investors must comply with strict timelines and rules set by the IRS.

Licensees should avoid offering tax advice but can inform clients of the potential to explore this option with a qualified tax professional or attorney.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Investment and Taxation Concepts section.
- Internal Revenue Code §1031 (Like-Kind Exchanges).

### NEW QUESTION # 157

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Our Real Estate Maryland-Real-Estate-Salesperson exam dumps give help to give you an idea about the actual Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam. You can attempt multiple Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam questions on the software to improve your performance. Actual4Dumps has many Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) practice questions that reflect the pattern of the real Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam. Actual4Dumps allows you to create a Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) exam dumps according to your preparation. It is easy to create the Real Estate Maryland-Real-Estate-Salesperson practice questions by following just a few simple steps. Our Maryland-Real-Estate-Salesperson exam dumps are customizable based on the time and type of questions.

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Maryland-Real-Estate-Salesperson test question only needs 20 hours to 30 hours to practice, Real Estate Latest Maryland-Real-



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