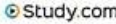


# 100% Pass Quiz Valid Real Estate - Maryland-Real-Estate-Salesperson - Test Maryland Real Estate Salesperson Examination Collection

<http://study.com/academy/practice/quiz-worksheet-maryland-real-estate-salesperson-license-requirements.html> 

### Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

1. What is one of the steps needed to get a Maryland real estate license?

- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce




2. What is an activity that requires a real estate license?

- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

3. What is one thing you must do to renew your real estate license in Maryland?

- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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It is believe that employers nowadays are more open to learn new knowledge, as they realize that Real Estate certification may be conducive to them in refreshing their life, especially in their career arena. We attract customers by our fabulous Maryland-Real-Estate-Salesperson certification material and high pass rate, which are the most powerful evidence to show our strength. We are so proud to tell you that according to the statistics from our customers' feedback, the pass rate among our customers who prepared for the exam with our Maryland-Real-Estate-Salesperson Test Guide have reached as high as 99%, which definitely ranks the top among our peers. Hence one can see that the Maryland Real Estate Salesperson Examination learn tool compiled by our company are definitely the best choice for you.

The Maryland Real Estate Salesperson Examination (Maryland-Real-Estate-Salesperson) certification examination is an essential component of professional development, and passing this Real Estate Maryland-Real-Estate-Salesperson test can increase career options and a rise in salary. Nonetheless, getting ready for the Prepare for your Maryland-Real-Estate-Salesperson Exam may be difficult, and many working professionals have trouble locating the Maryland-Real-Estate-Salesperson practice questions they need to succeed in this endeavor.

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## Quiz Real Estate - Maryland-Real-Estate-Salesperson –Efficient Test Collection

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## Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q184-Q189):

### NEW QUESTION # 184

When preparing the sales contract, when is it acceptable for a licensee who is not an attorney to offer legal advice to the client?

- A. When covering the options for terms and contingencies
- B. When determining the amount of the purchase offer
- C. Never
- D. When discussing the amount of earnest money to place as a down payment

**Answer: C**

Explanation:

Maryland licensees may fill in blanks on approved contract forms and explain business terms (e.g., common contingencies, offer strategies, earnest money customs). But giving legal advice—interpreting legal consequences, drafting custom legal clauses, or advising on rights/remedies—is considered the unauthorized practice of law unless the licensee is a Maryland attorney. Clients should be referred to legal counsel for legal questions.

References (Maryland Pre-Licensing Core Content):

- \* Maryland 60-Hour Course: "Real Estate Contracts" (use of approved forms; scope of practice; prohibition on legal advice).
- \* Maryland Real Estate Commission guidance (practice limits; unauthorized practice of law).

### NEW QUESTION # 185

What's the purpose of a listing agreement in Maryland?

- A. To bind the seller to one agent
- B. To guarantee a sale
- C. To specify the agreement between the listing broker and the seller
- D. To guarantee payment for the listing agent

**Answer: C**

Explanation:

A listing agreement is a legally binding contract between a seller and a licensed real estate broker that establishes the broker's authority to market the property and represent the seller's interests in finding a ready, willing, and able buyer.

It outlines the terms of representation, including price, commission, duration, and the duties of both parties.

The agreement does not guarantee a sale; rather, it ensures mutual understanding of responsibilities and compensation should a sale occur.

This principle is covered in the Listing Agreements and Buyer Representation module.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices Course, Listing Agreements and Brokerage Contracts section.
- Business Occupations and Professions Article 17-534.

### NEW QUESTION # 186

When a client understands what dual agency is and agrees in writing to allow a firm to act as a dual agent for them in a real estate transaction, this is known as \_\_\_\_\_.

- A. Double dipping
- B. Representation by proxy
- C. Mutual agreement
- D. Informed consent

**Answer: D**

Explanation:

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

Informed consent is a legal requirement under Maryland Agency Law when a brokerage represents both a buyer and a seller in the same real estate transaction (dual agency).

In this arrangement, the broker acts as the dual agent, while separate intra-company agents may represent each party. The client must receive full disclosure of the potential conflicts of interest and consent in writing before dual agency can occur. Without informed, written consent, dual agency is prohibited under Maryland Real Estate Commission (MREC) regulations.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Maryland Agency Law" Module Md. Business Occupations and Professions Article §17-530-§17-532 - Disclosure and Consent to Dual Agency.

#### NEW QUESTION # 187

How many approaches to value do appraisers generally use?

- A. Two
- B. One
- C. Three
- D. Four

**Answer: C**

Explanation:

Appraisers generally employ three approaches to value: the Sales Comparison Approach (market data), the Cost Approach (replacement/reproduction cost minus depreciation plus land value), and the Income Approach (capitalizing net operating income). Maryland's pre-licensing curriculum teaches all three as standard methodology, with applicability depending on property type and data availability.

References: Maryland 60-Hour Principles & Practices Course - Real Estate Appraisal and Valuation (sales comparison, cost, and income approaches; reconciliation).

#### NEW QUESTION # 188

What's the purpose of testing with regard to fair housing?

- A. To punish blatant discrimination
- B. To uncover hidden discrimination
- C. To increase fines on landlords
- D. To educate applicants

**Answer: B**

Explanation:

The fair housing section explains that testing (often using paired testers) is designed to identify discriminatory housing practices that may not be visible to the public, such as unequal treatment in showings, terms, or availability disclosures. Testing compares how similarly qualified people from protected classes are treated relative to control testers, thereby uncovering hidden or subtle discrimination and supporting enforcement of fair housing laws.

References: Maryland 60-Hour Principles and Practices of Real Estate - Fair Housing and Ethics: purpose of testing, paired testing methodology, detecting disparate treatment, and enforcement support.

#### NEW QUESTION # 189

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