

Massachusetts-Real-Estate-Salesperson Valid Exam Cost, New Massachusetts-Real-Estate-Salesperson Practice Materials



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New Real Estate Massachusetts-Real-Estate-Salesperson Practice Materials | Massachusetts-Real-Estate-Salesperson Exam Guide

A Real Estate Massachusetts-Real-Estate-Salesperson practice questions is a helpful, proven strategy to crack the Real Estate Massachusetts-Real-Estate-Salesperson exam successfully. It helps candidates to know their weaknesses and overall performance. Actual4dump software has hundreds of Real Estate exam dumps that are useful to practice in real time. The Massachusetts Real Estate Salesperson Exam (Massachusetts-Real-Estate-Salesperson) practice questions have a close resemblance with the actual Massachusetts-Real-Estate-Salesperson exam.

Real Estate Massachusetts Real Estate Salesperson Exam Sample Questions (Q112-Q117):

NEW QUESTION # 112

A buyer receives a seller's property condition disclosure in which the buyer's agent believes the seller has misrepresented the condition of the property. The buyer's agent should

- A. remain silent as the agent does not know for certain that the seller has misrepresented the property.
- B. call the listing agent and express this concern.
- C. point out this concern to the buyer and recommend further inspection or investigation before proceeding.

- D. recommend that the buyer withdraw from the transaction.

Answer: C

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

An agent owes a fiduciary duty of care, loyalty, and disclosure to their client. If a buyer's agent suspects misrepresentation in a seller disclosure, they cannot remain silent (A) because that fails fiduciary duty. They also cannot simply instruct withdrawal (B) without investigation. Communicating only with the listing agent (C) does not fulfill the duty to protect the buyer.

The proper action is to disclose the concern to the buyer and recommend further investigation, inspections, or professional evaluations before proceeding. This allows the buyer to make an informed decision and protects the agent from liability.

Correct answer: D.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Agency Obligations; Seller Disclosure Laws.

NEW QUESTION # 113

The heir to a large estate will be of legal age within 30 days. The heir lists for sale with a broker one of the properties held by the estate. The broker knows of a buyer for the property and sells it within 24 hours of listing, with closing to be in 45 days. Both listing and sale contracts are

- A. executory.
- B. fulfilled.
- C. voidable.
- D. executed.

Answer: C

Explanation:

Comprehensive and Detailed Explanation (150-250 words):

Contracts entered into by a minor (a person not yet of legal age) are generally voidable at the option of the minor. In this case, the heir is still underage when signing both the listing and the sales contract. Although enforceable by the minor, they may be disaffirmed before reaching majority age or within a reasonable time thereafter.

Fulfilled (A) applies only once all terms have been performed.

Executed (B) means fully performed; here, the contracts are not.

Executory (D) means still in progress, which is true, but the critical legal issue is that the contracts are voidable due to minority.

Therefore, both contracts are voidable.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts; M.G.L. c.231 §85O (contracts with minors).

NEW QUESTION # 114

Which of the following is incorrect regarding carbon monoxide inspection?

- A. The inspection must be completed by the local fire department.
- B. There is no additional fee if the inspection is done at the same time as the smoke detector inspection.
- C. The inspection must be completed as a prerequisite to sell a residential property burning fossil fuel.
- D. The inspection must be completed by a building inspector.

Answer: D

Explanation:

Carbon monoxide (CO) inspections are required in Massachusetts for properties that use fossil fuels for heating or other purposes (e.g., natural gas, oil). This is a part of the state's regulations to protect tenants and homeowners from dangerous levels of carbon monoxide exposure.

The inspection is typically done at the same time as the smoke detector inspection, and there is no additional fee if both inspections are conducted at once. However, the inspection must be completed by the local fire department, not a building inspector. This is because the fire department is authorized to ensure that carbon monoxide detectors are in place and functioning properly.

The carbon monoxide inspection is indeed a prerequisite for selling residential property that burns fossil fuel, but it does not need to be conducted by a building inspector.

Thus, the incorrect statement is that the inspection must be done by a building inspector.

Reference: 527 CMR 1.00 - Massachusetts Fire Code; M.G.L. c. 148, § 26F.

NEW QUESTION # 115

According to the Massachusetts Fair Housing Law, it is unlawful to ask prospective tenants questions about their

- A. Criminal history.
- **B. Place of birth.**
- C. Income.
- D. Occupation.

Answer: B

Explanation:

The Massachusetts Fair Housing Law (M.G.L. c. 151B) prohibits discrimination in housing based on race, color, religion, sex, sexual orientation, gender identity, national origin, age, ancestry, veteran status, familial status, disability, or receipt of public assistance. Asking about a tenant's place of birth could reveal information about national origin or ancestry, which are protected classes under both state and federal fair housing law.

By contrast, landlords and brokers are legally permitted to verify income and occupation to determine financial qualifications, and Massachusetts law also permits certain criminal history checks in compliance with state and federal guidelines. However, questioning applicants about their place of birth is directly discriminatory and unlawful.

Reference: M.G.L. c. 151B, 4; HUD Fair Housing Act Guidelines.

NEW QUESTION # 116

A buyer makes an offer on a property and asks the Seller's broker to recommend a good home inspector. The Seller's broker may

- A. Provide business cards of local home inspectors.
- B. Provide a list of no fewer than 20 licensed home inspectors in the county where the property is located.
- **C. Provide the complete list of home inspectors prepared by the Commonwealth of Massachusetts.**
- D. Recommend a specific home inspector.

Answer: C

Explanation:

Massachusetts law (M.G.L. c. 112, 221-226, Home Inspector Licensing Act) regulates the relationship between real estate agents and home inspectors. To prevent conflicts of interest and protect consumers, a real estate broker or salesperson may not directly recommend one specific home inspector. Instead, they are required to provide buyers with the official list of licensed home inspectors prepared by the Commonwealth of Massachusetts.

This rule ensures impartiality and prevents brokers from steering buyers to inspectors who might be biased.

Giving out business cards or providing a shortened list of inspectors violates this regulation. The buyer is free to choose any licensed inspector from the state-approved list.

Reference: M.G.L. c. 112, 221-226; 266 CMR (Massachusetts Home Inspector Regulations).

NEW QUESTION # 117

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