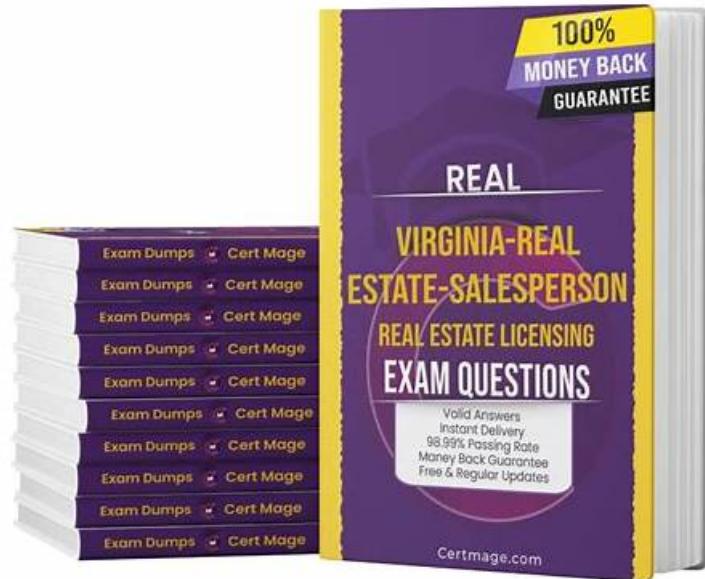


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## Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q48-Q53):

### NEW QUESTION # 48

Which of these is a federal law that aims to protect people and the environment from the harmful effects of air pollution?

- A. CERCLA
- B. Safe Drinking Water Act
- C. Superfund Amendments and Reauthorization Act
- D. **Clean Air Act**

**Answer: D**

Explanation:

The Clean Air Act (CAA) is the federal law designed to protect human health and the environment from the harmful effects of air pollution.

It authorizes the EPA to set air quality standards, regulate emissions from industries and vehicles, and enforce compliance.

Other options:

(B) Safe Drinking Water Act → protects water quality.

(C) Superfund Amendments and Reauthorization Act (SARA) → expands CERCLA's hazardous waste cleanup responsibilities.

(D) CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) → governs cleanup of hazardous waste sites ("Superfund").

Reference (Virginia Real Estate):

Clean Air Act, 42 U.S.C. § 7401 et seq.

Virginia Real Estate Principles - Environmental issues section

**NEW QUESTION # 49**

A type of (usually commercial) lease in which the tenant pays a base rent amount and a percentage of their business profits to the landlord is a:

- A. ground lease
- B. net lease
- C. **percentage lease**
- D. gross lease

**Answer: C**

Explanation:

A percentage lease is most commonly used in commercial real estate, especially retail.

The tenant pays a base rent plus a percentage of their business's gross sales/profits to the landlord.

Example: Shopping mall tenants, restaurants, or department stores.

Other options:

(A) Gross lease = tenant pays fixed rent; landlord pays expenses.

(C) Net lease = tenant pays base rent + some or all operating expenses (taxes, insurance, maintenance).

(D) Ground lease = long-term lease of land (tenant builds on leased land).

Reference (Virginia Real Estate):

Virginia Real Estate Principles - Types of leases

A490-02REGS.pdf - Leasing curriculum

**NEW QUESTION # 50**

Arnav is interested in a residential property because he loves the antique light fixtures installed in every room. Corey is the license holder helping Arnav find a property. Which of the following is MOST TRUE about Corey's situation?

- A. Corey should not address the light fixtures, as it is safe to assume light fixtures will convey with the property title.
- B. Corey should mention the light fixtures to his sponsoring broker in case issues come up later.
- C. **Corey should specify in writing whether the light fixtures are the seller's personal property.**
- D. Corey should specify verbally whether the light fixtures are the seller's personal property.

**Answer: C**

Explanation:

Fixtures are items attached to the property and usually transfer with the real estate. Light fixtures are typically considered fixtures, not personal property.

However, disputes can arise if sellers intend to take them.

To avoid ambiguity, the agent should specify in writing in the contract whether fixtures convey.

Other options:

- (A) Verbal agreements are unenforceable under the Statute of Frauds.
- (B) While fixtures usually convey, assumptions create disputes.
- (C) Mentioning it to a broker is insufficient-needs to be in writing in the purchase agreement.

Reference (Virginia Real Estate):

Code of Virginia § 11-2 (Statute of Frauds)

Virginia Real Estate Principles - Fixtures vs. Personal Property

A490-02REGS.pdf - Contracts & property section

### NEW QUESTION # 51

In order to protect the public interest, Virginia requires real estate professionals to get licenses. What kinds of licenses are offered?

- A. broker, salesperson, and firm
- B. residential and commercial
- C. sales agent, broker, and property manager
- D. broker and assistant broker

**Answer: A**

Explanation:

Virginia issues three types of real estate licenses:

Broker - may operate independently, supervise others, and run a firm.

Salesperson - must work under a broker.

Firm - a business entity license allowing a company to operate as a brokerage.

Other options:

- (A) Property manager is not a separate license category in Virginia.
- (B) Assistant broker not a recognized license.
- (C) Residential/commercial are specialties, not license types.

Reference:

Code of Virginia §54.1-2106.1 (Licensing requirements)

Virginia Real Estate Board Regulations (Licensing categories)

### NEW QUESTION # 52

All of the following are examples of legal descriptions of property EXCEPT:

- A. Lot A, Block 2 of Shady Tree Subdivision, Madison County, Wisconsin
- B. SW 1/4 of NW 1/4 of NE 1/2 of T3N R4E of Meridian 16
- C. Lot E, Block 14 of West Lake Village, Orange County, Texas
- D. 8647 Notting Hill Drive, Berkshire, Colorado 52467

**Answer: D**

Explanation:

Legal descriptions must be precise and unique so land can be located without confusion.

Accepted forms:

Metes and bounds

Rectangular (government) survey (e.g., "SW 1/4 of NW 1/4...")

Lot and block (e.g., subdivision plats)

A street address (Option B) is not a legal description-too general and can change.

Reference:

Virginia Real Estate Principles & Practices - Legal Descriptions

Virginia Exam Outline - Land and Property Descriptions

### NEW QUESTION # 53

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