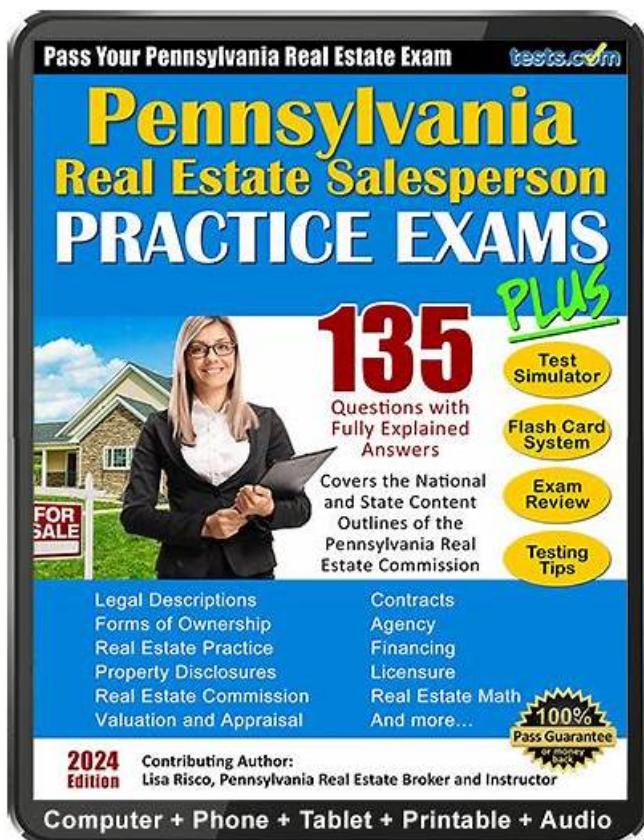


# Free PDF Pennsylvania Real Estate Commission - RePA\_Sales\_S - PA Salesperson State Exam Pass-Sure Latest Exam Camp



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The PA Salesperson State Exam (RePA\_Sales\_S) is one of the popular exams of Pennsylvania Real Estate Commission RePA\_Sales\_S. It is designed for Pennsylvania Real Estate Commission aspirants who want to earn the PA Salesperson State Exam (RePA\_Sales\_S) certification and validate their skills. The RePA\_Sales\_S test is not an easy exam to crack. It requires dedication and a lot of hard work. You need to prepare well to clear the PA Salesperson State Exam (RePA\_Sales\_S) test on the first attempt. One of the best ways to prepare successfully for the RePA\_Sales\_S examination in a short time is using real RePA\_Sales\_S Exam Dumps.

## Pennsylvania Real Estate Commission RePA\_Sales\_S Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"><li>Regulations Governing the Activities of Licensees: This section of the exam measures the skills of Real Estate Brokers and centers on the professional standards and regulations that govern daily practice. It reviews rules regarding advertising, the working relationship between brokers and salespersons, and the proper handling of client funds and accounts. It also highlights prohibited conduct, as well as the conditions that can lead to suspension or revocation of a license.</li></ul>

Topic 2	<ul style="list-style-type: none"> <li>Miscellaneous: This section of the exam measures the skills of Real Estate Salespersons and includes several additional knowledge areas important for practice. Candidates are expected to understand property disclosures, the preparation and handling of contracts and forms, and the Pennsylvania Human Relations Act. It also covers the regulations relating to time-shares, as well as leasing and rental practices that are part of everyday real estate transactions.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>Real Estate Commission: This section of the exam measures skills of Real Estate Salespersons and covers the fundamental duties and powers of the Real Estate Commission. It includes understanding how complaints are handled, how investigations and hearings are conducted, and the processes for appeals. Candidates are also expected to be familiar with the Real Estate Recovery Fund, which provides protection for consumers in certain cases.</li> </ul>
Topic 4	<ul style="list-style-type: none"> <li>Agency and Disclosure: This section of the exam measures the skills of Real Estate Salespersons and addresses the importance of proper agency and disclosure. It evaluates knowledge of agency disclosures, the duties of licensees, and how different agency relationships function in practice. It also covers compensation rules and the responsibilities that come with working under different types of agency agreements.</li> </ul>
Topic 5	<ul style="list-style-type: none"> <li>Licensure: This section of the exam measures skills of Real Estate Brokers and focuses on licensure requirements. It emphasizes qualifications necessary for obtaining a license, the activities that legally require licensure, and the processes for license renewal or reactivation. Additionally, it includes the rules for changing employment as a licensee and outlines specific exemptions from licensure under Pennsylvania law.</li> </ul>

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## Relevant RePA\_Sales\_S Questions, Exam RePA\_Sales\_S Tutorial

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### Pennsylvania Real Estate Commission PA Salesperson State Exam Sample Questions (Q18-Q23):

#### NEW QUESTION # 18

What MAXIMUM length of time may a salesperson's real estate license be inactive before reactivation ceases to be possible without retaking and passing the licensing examination?

- A. 5 years
- B. 3 years
- C. 2 years
- D. 4 years

#### Answer: A

Explanation:

If a real estate license is inactive for more than 5 years, the licensee must retake and pass the licensing exam to reinstate their license.  
\* 49 Pa. Code § 35.251 (Relicensure Following Revocation or Inactive Status) states that a licensee who has been inactive for over 5 years must complete all initial licensing requirements again, including the exam.

\* A licensee can keep their license in inactive status indefinitely, but after 5 years, it requires reexamination.

Why the other answers are incorrect:

\* Option A (2 Years) & Option B (3 Years): Licensees may reactivate their license within this period without retaking the exam.

\* Option C (4 Years): The limit is 5 years, not 4.

Reference:

49 Pa. Code § 35.251- Relicensure Following Revocation or Inactive Status

### NEW QUESTION # 19

The provisions of the Real Estate Licensing and Registration Act apply to:

- A. A trustee who participates in real estate transactions under the authority of a court order.
- B. An attorney-at-law who participates in real estate transactions on behalf of a client.
- **C. A real estate licensee selling real estate they own.**
- D. A licensed auctioneer who is auctioning property.

**Answer: C**

Explanation:

Under 63 P.S. § 455.304 (Exemptions from Licensing Requirements), most individuals selling their own property are exempt from real estate licensing requirements. However, a real estate licensee selling their own real estate must comply with disclosure laws and ethical obligations.

- \* If a real estate licensee sells their own property, they must disclose in all advertising that they are a licensed real estate professional to avoid misleading the public.
- \* While a non-licensee selling their own property is not covered under real estate licensing laws, a licensed salesperson must adhere to licensing and disclosure laws.

Why the other answers are incorrect:

- \* Option A (Trustee under Court Order): Court-appointed trustees are exempt from real estate licensing requirements.
- \* Option B (Attorney Representing Clients): Attorneys are permitted to handle real estate transactions as part of their legal practice without a real estate license.
- \* Option D (Licensed Auctioneer): Auctioneers selling real estate are regulated under separate auctioneer licensing laws, not real estate licensing laws.

### NEW QUESTION # 20

If a salesperson representing a buyer gets information from the seller's agent as to the status of the real estate transaction, what is the buyer's agent REQUIRED to do?

- A. Advise the listing broker as to the status of the transaction.
- B. Advise the seller as to the status of the transaction.
- **C. Advise the buyer as to the status of the transaction.**
- D. Advise the loan officer as to the status of the transaction.

**Answer: C**

Explanation:

Under 49 Pa. Code § 35.284 (Disclosures of Business Relationships), a buyer's agent has a fiduciary duty to their client. This means the agent must act in the buyer's best interest and communicate all material information regarding the transaction to the buyer.

- \* The buyer's agent's primary responsibility is to the buyer (Option B - Correct).
- \* The buyer's agent does not have any fiduciary duty to the seller (Option A - Incorrect).
- \* The buyer's agent is not required to inform the listing broker (Option C - Incorrect).
- \* The loan officer does not have the same level of involvement in fiduciary duties as the buyer (Option D - Incorrect).

### NEW QUESTION # 21

A salesperson is representing a buyer who wants to make an offer on a property that is listed by another licensee in her office. Without the listing licensee's knowledge, she becomes aware that the sellers are getting divorced. In what capacity would the salesperson NOT be able to share the information?

- A. Sub-agent of the buyer
- B. Designated buyer agent
- C. Transaction licensee
- **D. Dual agent**

**Answer: D**

Explanation:

Under 49 Pa. Code § 35.314 (Duties of Dual Agents), a dual agent represents both the buyer and seller in the same transaction and

must maintain neutrality by not disclosing confidential information unless required by law.

\* If the salesperson has knowledge that the sellers are getting divorced, this is considered confidential information that could harm their negotiating position.

\* Dual agents cannot disclose confidential facts that would disadvantage either party unless both parties agree in writing.

\* Disclosure of confidential details in a dual agency scenario would be a violation of Pennsylvania real estate law.

Why the other answers are incorrect:

\* Option B (Sub-Agent of Buyer): A sub-agent of the buyer has a fiduciary duty to the buyer and may disclose information that benefits them.

\* Option C (Transaction Licensee): A transaction licensee does not represent either party and may disclose non-confidential information.

\* Option D (Designated Buyer Agent): A designated agent works solely for the buyer and is free to disclose information that benefits them.

Reference:

49 Pa. Code § 35.314- Duties of Dual Agents

## NEW QUESTION # 22

According to Pennsylvania license law, the buyer has the right to cancel purchase of which of the following?

- A. Timeshare
- B. House owned by the salesperson
- C. Office space
- D. Apartment with outstanding mortgage

Answer: A

## NEW QUESTION # 23

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