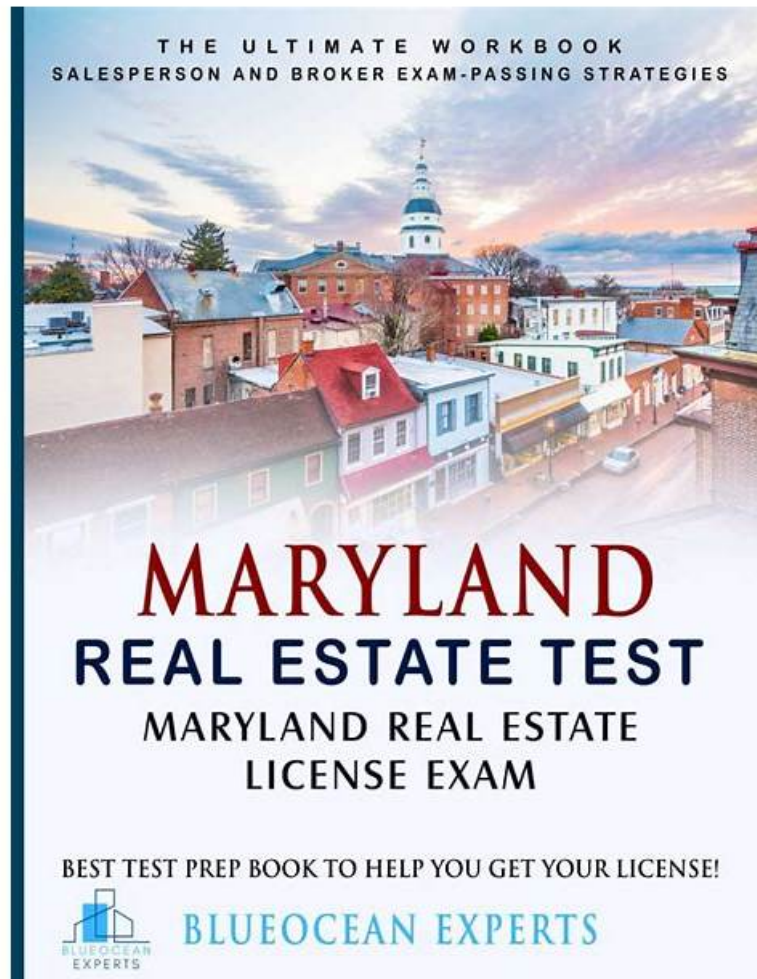


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Real Estate Maryland Real Estate Salesperson Examination Sample Questions (Q51-Q56):

NEW QUESTION # 51

Which of these is a colorless, odorless, radioactive gas that is released when uranium decays?

- A. Carbon monoxide
- B. Chlorofluorocarbons
- **C. Radon U. S. Environmental Protection Agency (EPA) - Radon Risk Information.**
- D. Polychlorinated biphenyls

Answer: C

Explanation:

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

Radon is a naturally occurring radioactive gas that results from the decay of uranium found in soil, rock, and groundwater. It is colorless, odorless, and tasteless and can accumulate in enclosed spaces, such as basements and homes.

The U.S. Environmental Protection Agency (EPA) identifies radon exposure as a leading cause of lung cancer among nonsmokers. In Maryland, the pre-licensing course emphasizes that while radon testing is not mandatory, sellers and licensees have a duty to disclose known environmental hazards to buyers.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Environmental Issues and Disclosures" Module

NEW QUESTION # 52

Which photograph of a home for sale should not be published for public viewing?

- A. An exterior photo showcasing the pool and outdoor kitchen/bar area
- **B. A photo of the billiards room that reveals the owner's collection of antique guns**
- C. A wide-angle photo of the renovated kitchen that makes the area look larger than it really is
- D. A photo of the master bathroom that also shows the photographer's arm reflected in the mirror

Answer: B

Explanation:

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

The course stresses that licensees must protect a seller's privacy and personal security when marketing property. Photos that display personal possessions such as firearms, medications, financial documents, or valuables should never be published. Revealing these items can create a safety and liability risk for the seller and may violate professional ethical standards regarding confidentiality. Therefore, the image showing the owner's collection of antique guns should not be made public.

Reference (Maryland Source):

- Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course, Listing and Marketing Property section.

- Maryland Code of Ethics for Real Estate Licensees, COMAR 09.11.02.01 et seq.

NEW QUESTION # 53

What type of property is a condominium?

- A. A condo always includes landownership.
- **B. A condo is a multi-family property.**
- C. A condo has a proprietary lease.
- D. A condo is a single-family property.

Answer: B

Explanation:

Comprehensive and Detailed

A condominium is a form of ownership, not a type of structure.

It typically consists of multiple units (multi-family or multi-unit buildings) in which each owner holds title to their individual unit and shares ownership of common areas (e.g., hallways, pools, grounds) through the condominium association.

This differs from a cooperative (co-op), where residents hold shares and a proprietary lease.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Forms of Real Estate Ownership" Module
Maryland Condominium Act, Real Property Article §11-101 et seq.

NEW QUESTION # 54

Which of the following is an action that real estate licensees may take without practicing law illegally?

- A. Interpret legal consequences of specific actions.
- **B. Use existing forms that an attorney has reviewed.**
- C. Write addenda that cover unfamiliar or unusual circumstances.
- D. Create their own real estate forms.

Answer: B

Explanation:

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

Maryland licensees may use pre-approved or attorney-drafted forms in the course of their duties.

However, they may not draft legal documents or interpret legal implications, as doing so constitutes unauthorized practice of law.

The Maryland Real Estate Commission (MREC) allows licensees to fill in the blanks of standard forms approved by the Maryland Association of REALTORS® (MAR) or by legal counsel, but all legal interpretations must be referred to an attorney.

Reference:

Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Maryland License Law and Professional Conduct" Module Md. Business Occupations and Professions Article §17-322(b)(11) - Unauthorized Practice of Law.

NEW QUESTION # 55

Where should a real estate licensee verify the details of a complaint or regulatory change related to their license?

- A. With the supervising brokerage
- **B. On the Real Estate Commission's website**
- C. With a co-worker of the licensee
- D. With the licensee themselves

Answer: B

Explanation:

Comprehensive and Detailed

A complaint against a real estate licensee in Maryland must be filed with the Maryland Real Estate Commission (MREC).

The complaint can be submitted online via the Commission's official website or by mail using the form provided by the MREC.

The Commission investigates alleged violations of the Real Estate Brokers Act, including misconduct, ethical breaches, or failure to comply with license law.

Complaints are not handled by the brokerage or individual agents.

NEW QUESTION # 56

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