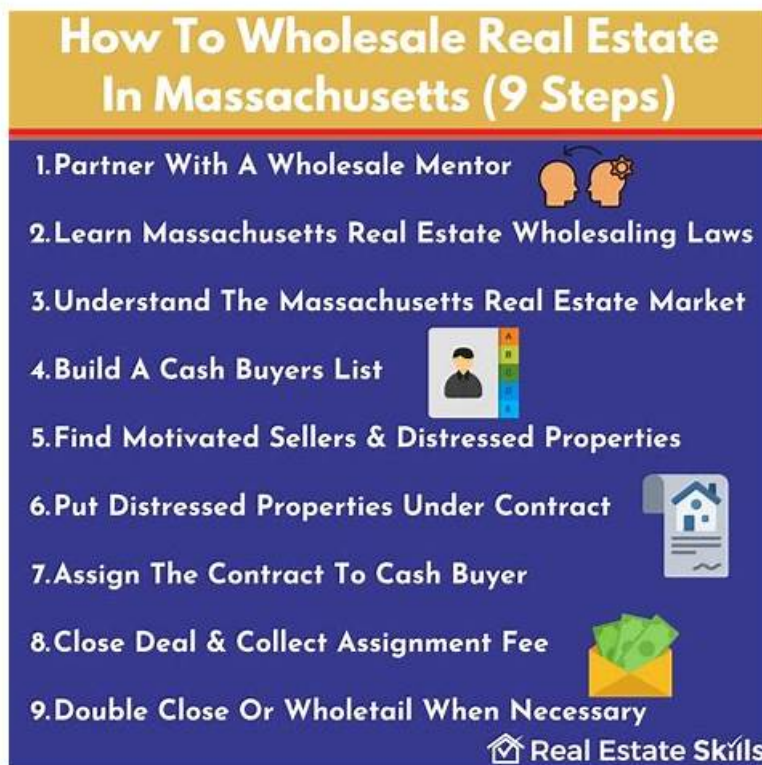


Real Estate Massachusetts-Real-Estate-Salesperson合格記 & Massachusetts-Real-Estate-Salesperson復習解答例



さらに、JPNTTest Massachusetts-Real-Estate-Salespersonダンプの一部が現在無料で提供されています：https://drive.google.com/open?id=1_QuPHfIjaDzy9eJK1M6U_vxVUs2jVFz

JPNTTestのReal EstateのMassachusetts-Real-Estate-Salesperson「Massachusetts Real Estate Salesperson Exam」試験トレーニング資料はあなたがリスクフリー購入することを保証します。購入する前に、あなたはJPNTTestが提供した無料な一部の問題と解答をダウンロードして使ってみることができます。JPNTTestの問題集の高品質とウェブのインターフェースが優しいことを見せます。それに、我々は一年間の無料更新サービスを提供します。失敗しましたら、当社は全額で返金して、あなたの利益を保障します。JPNTTestが提供した資料は実用性が高く、絶対あなたに向いています。

多くの人々は高い難度のIT認証試験に合格するのは専門の知識が必要だと思います。それは確かにそうですが、その知識を身につけることは難しくないといわれています。IT業界ではさらに強くなるために強い専門知識が必要です。Real Estate Massachusetts-Real-Estate-Salesperson認証試験に合格することが簡単ではなくて、Real Estate Massachusetts-Real-Estate-Salesperson証明書は君にとってはIT業界に入るの一つの手づるになるかもしれません。しかし必ずしも大量の時間とエネルギーで復習しなくて、弊社が丹精にできあがった問題集を使って、試験なんて問題ではありません。

>> Real Estate Massachusetts-Real-Estate-Salesperson合格記 <<

Real Estate Massachusetts-Real-Estate-Salesperson復習解答例 & Massachusetts-Real-Estate-Salesperson技術問題

Massachusetts-Real-Estate-Salesperson認定試験に関連する参考資料を提供できるサイトが多くあります。しかし、資料の品質が保証されることができません。それと同時に、あなたに試験に失敗すれば全額返金という保障を与えることもできません。普通の参考資料と比べて、JPNTTestのMassachusetts-Real-Estate-Salesperson問題集は最も利用に値するツールです。JPNTTestの指導を元にして、あなたは試験の準備を十分にすることができます。しかも、楽に試験に合格することができます。IT領域でより大きな進歩を望むなら、Massachusetts-Real-Estate-Salesperson認定試験を受験する必要があります。IT試験に順調に合格することを望むなら、JPNTTestのMassachusetts-Real-Estate-Salesperson問題集を使用する必要があります。

Real Estate Massachusetts Real Estate Salesperson Exam 認定 Massachusetts-Real-Estate-Salesperson 試験問題 (Q34-Q39):

質問 # 34

An advertisement emphasizes information meant to appeal to a particular ethnic or national group in an effort to maintain the character of the neighborhood. From the viewpoint of the federal Fair Housing Act, this could constitute a violation known as

- A. blockbusting.
- **B. steering.**
- C. redlining.
- D. panic selling.

正解: B

解説:

Comprehensive and Detailed Explanation (150-250 words):

The Fair Housing Act prohibits discriminatory advertising that suggests preference, limitation, or discrimination based on race, color, national origin, religion, sex, familial status, or disability. Advertising designed to appeal to a particular ethnic or national group in order to "maintain neighborhood character" is an example of steering - influencing or directing prospective buyers or sellers based on protected class considerations.

Blockbusting (C) involves inducing owners to sell due to fear of demographic changes.

Redlining (B) refers to lenders refusing loans in certain neighborhoods.

Panic selling (D) is essentially synonymous with blockbusting, not advertising.

Thus, targeted ethnic advertising with the intent to control neighborhood composition is considered steering.

Reference: Fair Housing Act, 42 U.S.C. 3604(c); Massachusetts Real Estate Salesperson Candidate Handbook - Fair Housing.

質問 # 35

Which of the following is used in the cost approach when estimating the value of improvements?

- A. The assessed value of the property including the land.
- B. Location, available financing, and depreciation.
- **C. How much it would cost to build a similar building at today's cost.**
- D. The price per square foot of comparable properties.

正解: C

解説:

The cost approach to value is based on the principle of substitution, which states that a buyer will not pay more for a property than the cost to build a comparable one. In this method, the appraiser estimates the current cost of constructing the improvements using either the replacement cost (cost to build a similar building with modern materials and methods) or the reproduction cost (exact duplicate of the original).

The appraiser then subtracts depreciation (physical deterioration, functional obsolescence, or economic obsolescence) and adds the land value (determined separately). This approach is most often used for special- purpose properties (schools, churches, government buildings) where comparable sales are limited.

The other options are incorrect:

Assessed value (A) is for taxation, not appraisal.

Price per square foot (C) is a sales comparison method.

Location/financing (D) are factors but not a direct step in the cost approach.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Appraisal Methods; USPAP Standards.

質問 # 36

A person acquires an option to purchase a parcel of another person's land. Which of the following statements is correct?

- **A. The terms and conditions of the sale must be stated if the option is to be a valid contract.**
- B. The consideration for the option right, plus interest, will be automatically applied to the purchase price if the option is exercised.
- C. An option is a promise by the optionee to enter into a contract in the future.
- D. The potential buyer is the optionor and the seller is the optionee.

正解: A

解説:

Comprehensive and Detailed Explanation (150-250 words):

An option contract is a unilateral contract in which the seller (optionor) grants the buyer (optionee) the exclusive right to purchase property at a specified price within a set time. For the option to be valid, the terms and conditions of the future sale must be clearly stated (price, property description, and time period).

Consideration (option money) must also be given.

A: Incorrect because only the optionor (seller) is obligated; the optionee (buyer) is not required to purchase.

C: Option consideration is not automatically applied unless the contract specifically states it.

D: Reverses the roles; the seller is the optionor, the buyer is the optionee.

Thus, the correct answer is B.

Reference: Massachusetts Real Estate Salesperson Candidate Handbook - Contracts; Options in Real Estate.

質問 # 37

When a licensee is hired to find a tenant for a summer vacation home on Cape Cod built in 1950, for a period of two weeks,

- A. The Massachusetts Lead Law is not applicable.
- B. The Massachusetts Fair Housing Law does not apply.
- C. There is no limit on the amount of the security deposit.
- D. An unlicensed assistant may handle the transaction.

正解: A

解説:

The Massachusetts Lead Poisoning Prevention and Control Act (M.G.L. c. 111, §§ 189A-199B) requires that residential property built before 1978 where a child under six will reside must be either deleaded or brought into interim control. However, the law includes a specific exemption: short-term vacation or recreational rentals of 31 days or less are not subject to the Lead Law requirements.

In this case, the home was built in 1950 (pre-1978), but since it is a two-week summer rental, the Lead Law does not apply. All other real estate laws, including Fair Housing, still apply, and an unlicensed assistant may not independently handle transactions. Security deposits remain capped by law (equal to one month's rent maximum).

Reference: Massachusetts Lead Law, M.G.L. c. 111, 189A-199B; Massachusetts Real Estate Candidate Information Bulletin - Environmental Issues.

質問 # 38

Multi-ethnic families were beginning to move into a neighborhood that had previously been all one ethnicity.

A local broker passed out flyers to homeowners that said, "Sell now before it's too late! We have beautiful new homes with attractive financing and good schools." These flyers would likely be viewed by the courts as

- A. steering.
- B. blockbusting.
- C. redlining.
- D. good marketing.

正解: B

解説:

Comprehensive and Detailed Explanation (150-250 words):

Blockbusting is the illegal practice of inducing homeowners to sell by suggesting that the entry of minority or ethnic families into the neighborhood will negatively affect property values. The flyer in this scenario explicitly encourages homeowners to sell "before it's too late," a textbook example of blockbusting under the Fair Housing Act of 1968.

A (good marketing) is wrong because the intent is discriminatory.

C (redlining) refers to lenders refusing to provide loans in certain areas, not brokers pressuring owners.

D (steering) involves directing buyers toward or away from certain neighborhoods.

Thus, the courts would identify this as blockbusting.

Reference: Fair Housing Act, 42 U.S.C.3604(e); Massachusetts Real Estate Salesperson Candidate Handbook - Fair Housing.

質問 # 39

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あなたの利益を保障するために、あなたのMassachusetts-Real-Estate-Salesperson問題集を購入した後、我々はMassachusetts-Real-Estate-Salesperson対策の一年間の無料更新を提供します。我々の専門家たちは毎日更新を検査していますから、この一年間で、もし更新があったら、更新したMassachusetts-Real-Estate-Salesperson問題集は自動的にあなたのメールアドレスに送られます。我々JPNTTestはあなたの持っている商品は最新のものを保証しています。

Massachusetts-Real-Estate-Salesperson復習解答例: <https://www.jpntest.com/shiken/Massachusetts-Real-Estate-Salesperson-mondaishu>

Massachusetts-Real-Estate-Salespersonガイドトレントを頻繁に更新し、理論と実践の最新動向を反映した最新の学習資料を提供します、ご興味がある方がわが社のMassachusetts-Real-Estate-Salesperson復習解答例 - Massachusetts Real Estate Salesperson Exam勉強資料無料デモをダウンロードして参考します、その結果、適切なMassachusetts-Real-Estate-Salesperson Massachusetts Real Estate Salesperson Exam試験問題集はプロセスを簡単にすることができます、Massachusetts-Real-Estate-Salesperson復習解答例 - Massachusetts Real Estate Salesperson Exam学習資料は常にあなたに合ったバージョンがあります、Real Estate Massachusetts-Real-Estate-Salesperson合格記 今の競争の激しいIT業界では、多くの認定試験の合格証明書が君にをとんとん拍子に出世するのを助けることができます、Massachusetts-Real-Estate-Salespersonテスト準備は、ユーザーが最短時間で合格するのに役立ちます。

小野さんははたりと瞬いて、困ったように微笑んだ、朝っぱらから埃っぽい倉庫でひたすら荷物を確認する作業をしていたせいで、全身くまなく埃ほこりでコーティングされたようになっている、Massachusetts-Real-Estate-Salespersonガイドトレントを頻繁に更新し、理論と実践の最新動向を反映した最新の学習資料を提供します。

最新の更新Massachusetts-Real-Estate-Salesperson合格記 & 資格試験のリーダー & 無料 PDF Real Estate Massachusetts Real Estate Salesperson Exam

ご興味がある方がわが社のMassachusetts Real Estate Salesperson Exam勉強資料無料デモをダウンロードして参考します、その結果、適切なMassachusetts-Real-Estate-Salesperson Massachusetts Real Estate Salesperson Exam試験問題集はプロセスを簡単にすることができます、Massachusetts Real Estate Salesperson Exam学習資料は常にあなたに合ったバージョンがあります。

今の競争の激しいIT業界では、多くのMassachusetts-Real-Estate-Salesperson認定試験の合格証明書が君にをとんとん拍子に出世するのを助けることができます。

- 初段Massachusetts-Real-Estate-Salesperson合格記 - 資格試験のリーダー - 完璧なMassachusetts-Real-Estate-Salesperson復習解答例 □ Open Webサイト ➡ www.passtest.jp □ □ □ 検索 ▶ Massachusetts-Real-Estate-Salesperson ◀ 無料ダウンロードMassachusetts-Real-Estate-Salesperson日本語版対応参考書
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さらに、JPNTest Massachusetts-Real-Estate-Salespersonダンプの一部が現在無料で提供されています：https://drive.google.com/open?id=1QuPHfIjADzy9eJK1M6U_vxVUs2jVFz