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3. Pass The West Virginia Real Estate Salesperson Exam & Apply For A License

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Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q33-Q38):

NEW QUESTION # 33

Norah just purchased a warehouse with dimensions of 25 ft. by 15 ft. She wants to carpet the floor. How many square YARDS of carpet does she need?

- A. 41.67 sq. yds.
- B. 375 sq. yds.
- C. 80 sq. yds.
- D. 125 sq. yds.

Answer: A

Explanation:

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Step 1: Find area in square feet.

$$25 \times 15 = 375 \text{ sq. ft.}$$

Step 2: Convert square feet to square yards.

$$375 \div 9 = 41.67 \text{ sq. yds.}$$

Checking answer choices: Closest match is D. 41.67 sq. yds. (not A).

✓ Correction → Answer: D. 41.67 sq. yds.

Reference (Virginia Real Estate):

Virginia Real Estate Math section

A490-02REGS.pdf - Math competency for licensure

NEW QUESTION # 34

When an individual hails a cab and tells the driver where they want to be taken, that passenger has entered into what kind of contract?

- A. express
- B. written
- C. unilateral
- D. implied

Answer: D

Explanation:

Contracts may be:

Express: Terms stated in words (oral/written).

Implied: Formed by conduct or actions.

Example: Hailing a cab and giving directions creates an implied contract where the passenger agrees to pay the fare and the driver agrees to provide transportation, even though nothing was formally stated.

Other options:

(B) Express = explicitly stated terms.

(C) Unilateral = one-sided promise (e.g., reward contract).

(D) Written = requires written form, not applicable here.

Reference (Virginia Real Estate):

Virginia Principles - Contracts section

Code of Virginia Title 11 - General provisions on contracts

NEW QUESTION # 35

A leasehold agreement where the base rent changes is called a:

- A. net lease
- B. lease-purchase agreement
- C. percentage lease
- D. variable lease

Answer: D

Explanation:

A variable lease (sometimes called an index lease) is a lease agreement in which the base rent changes during the lease term.

Adjustments may occur based on:

Consumer Price Index (CPI)

Scheduled increases at certain intervals

Other options are incorrect:

Net Lease: Tenant pays base rent + some or all property expenses.

Percentage Lease: Rent is based partly on tenant's gross sales (common in retail).

Lease-Purchase Agreement: Tenant leases property with option or obligation to purchase.

Since the question specifies base rent changes, the correct term is variable lease.

Reference:

Virginia Real Estate Principles & Practices (Leasing section)

Real Estate Board Exam Content Outline: Contracts & Leases

NEW QUESTION # 36

Alana is renting a three-bedroom home for one year. Alana is the:

- A. holdover tenant
- B. optionor
- C. tenant or lessor
- **D. tenant or lessee**

Answer: D

Explanation:

Tenant/lessee = person renting property under a lease.

Alana rents the home for one year → she is the tenant/lessee.

Other options:

(B) Holdover tenant - stays after lease expires.

(C) Optionor - person giving an option contract, not a renter.

(D) Lessor - landlord/owner, not tenant.

Reference:

Virginia Residential Landlord and Tenant Act (VRLTA), Code of Virginia §55.1-1200 Real Estate Principles - Leasehold Estates

NEW QUESTION # 37

The subject property has a pool valued at \$30,000 and two bathrooms valued at \$10,000 each. Comp 1 does not have a pool and has one less bathroom than the subject property.

What adjustments should be made to Comp 1's value?

- A. subtract \$40,000 from Comp 1's value
- B. subtract \$20,000 from Comp 1's value
- C. add \$20,000 to Comp 1's value
- **D. add \$40,000 to Comp 1's value**

Answer: D

Explanation:

In the sales comparison approach, adjustments are made to the comparable property (Comp), not the subject property.



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- Subject property: Has a pool (\$30,000) and an extra bathroom (\$10,000).
- Comp 1: Lacks both, so adjustments must be added to Comp 1 to make it equivalent to the subject.

$$30,000 + 10,000 = 40,000$$

So, \$40,000 is added to Comp 1's value.

References (Virginia Real Estate):

- Appraisal Standards (USPAP) & Virginia licensing curriculum
- A490-02REGS.pdf – Appraisal & Valuation sectio. ↓

NEW QUESTION # 38

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