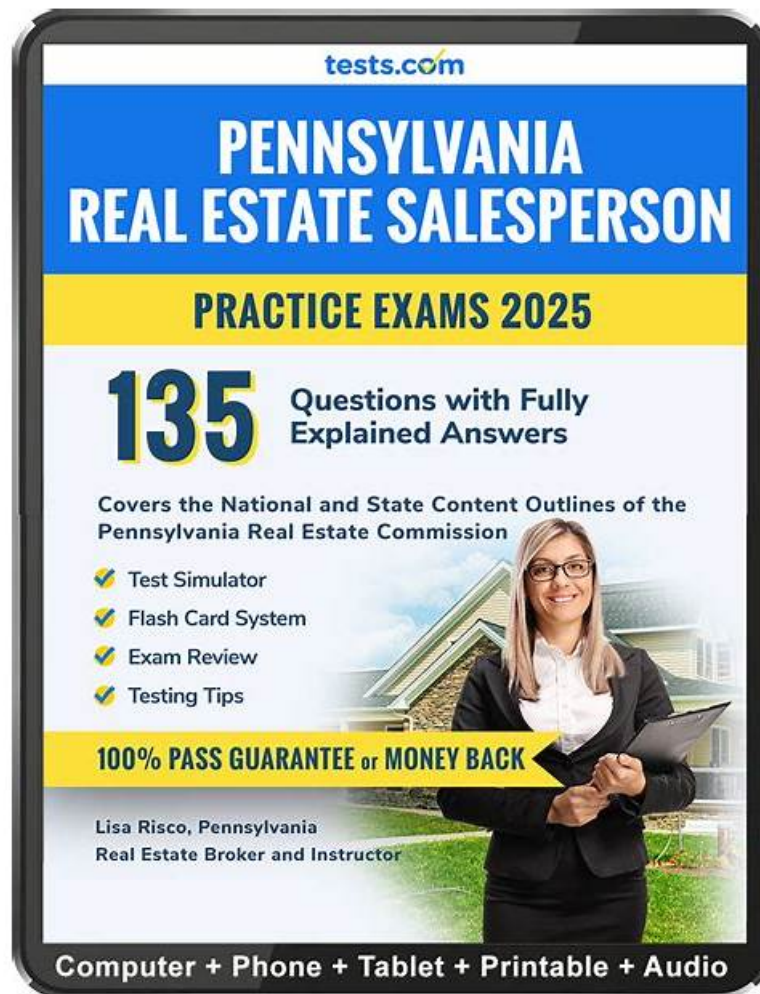


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Pennsylvania Real Estate Commission PA Salesperson State Exam Sample Questions (Q33-Q38):

NEW QUESTION # 33

Which of the following is a REQUIRED general duty of a licensee?

- A. Conduct an independent inspection of the property.
- B. Accept liability and responsibility for acts of the consumer.
- C. Provide assistance with document preparation.
- **D. Independently verify the accuracy of any representation on a property condition disclosure statement.**

Answer: D

Explanation:

Under 68 Pa. C.S. §§ 7301-7314 (Real Estate Seller Disclosure Law), a licensee has a duty to ensure that the property condition disclosure statement is complete and accurate as provided by the seller.

* While the licensee does not conduct a formal property inspection, they must not ignore material defects that are apparent or known to them.

* If a licensee knows of an issue that contradicts the seller's disclosure, they must disclose this to the buyer to prevent misrepresentation.

* This protects consumers from fraudulent or misleading property conditions.

Why the other answers are incorrect:

* Option A (Independent Inspection): A licensee is not a home inspector and is not required to perform a physical inspection.

* Option C (Accept Consumer Liability): A licensee is not responsible for actions taken by a buyer or seller.

* Option D (Document Preparation Assistance): A licensee can help explain documents but cannot prepare legal contracts without an attorney.

Reference:

68 Pa. C.S. §§ 7301-7314- Real Estate Seller Disclosure Law

NEW QUESTION # 34

A person is employed by a real estate owner to manage a multifamily residential property. Which of the following activities is the person permitted to perform without a real estate license?

- A. Enter into leases on behalf of the owner.
- B. Hold money belonging to tenants other than on behalf of the owner.
- C. Negotiate terms and conditions of occupancy.
- **D. Provide information on rental amounts and building rules and regulations.**

Answer: D

Explanation:

Under 49 Pa. Code § 35.201 (Definitions), an unlicensed individual who is directly employed by a property owner can perform certain tasks, such as providing rental information and enforcing building rules, but they cannot engage in leasing or negotiation activities.

* Providing information on rental amounts and building rules is considered administrative and does not require a real estate license.

* However, negotiating leases, collecting rents on behalf of third parties, or holding security deposits in a non-owner-controlled account would require a real estate license.

Why the other answers are incorrect:

* Option B (Entering into Leases): Only a licensed real estate broker or a supervised salesperson can legally execute lease agreements on behalf of a landlord.

* Option C (Negotiating Terms): Negotiating lease terms is an activity that requires a real estate license.

* Option D (Holding Tenant Funds Independently): Handling tenant funds outside of the owner's direct control is a brokerage activity and requires a real estate license.

Reference:

49 Pa. Code § 35.201- Definitions

NEW QUESTION # 35

A salesperson has just obtained the seller's signature on an offer to purchase. When MUST the buyer receive a copy?

- A. Within 1 business day of the offer's acceptance
- B. At the closing
- C. In a reasonably practicable period of time
- D. Within 24 hours of the offer's acceptance

Answer: A

Explanation:

Under 49 Pa. Code § 35.331 (Written Agreements Generally), all parties must receive a copy of a signed offer within 1 business day of acceptance.

- * This ensures that buyers and sellers have full documentation of the transaction.
- * Delaying delivery of signed contracts can lead to disputes and potential violations of real estate regulations.

Why the other answers are incorrect:

- * Option A (24 Hours): While fast delivery is preferred, the law specifically states "1 business day."
- * Option C (At Closing): Buyers must receive a copy well before closing.
- * Option D (Reasonably Practicable Time): This is too vague and does not meet the specific 1-business-day requirement.

NEW QUESTION # 36

When a tenant who has a service or support animal applies to lease an apartment in a building that does not allow pets, which of the following rules may the landlord follow?

- A. The landlord must allow the service or support animal but may charge an additional deposit.
- B. The landlord may disallow the animal if there are no other animals permitted in the building.
- C. The landlord may disallow the animal if it is not federally registered as a support or service animal.
- D. Both state and federal laws require the landlord to allow any service or support animal.

Answer: D

Explanation:

Under The Fair Housing Act (42 U.S.C. § 3604) and The Americans with Disabilities Act (ADA) (42 U.S.C. § 12101), both service and emotional support animals must be allowed in rental properties, even in "no pets" buildings.

- * Service animals (such as guide dogs) and emotional support animals (ESA) are not considered "pets" under federal and state law, so landlords cannot prohibit them.
- * A landlord cannot charge an additional deposit or pet fee for service/support animals.
- * The tenant must provide documentation from a licensed medical provider if the disability is not obvious, but there is no requirement for a formal "federal registration" of service animals.

Why the other answers are incorrect:

- * Option B (Charge Additional Deposit): This is illegal under Fair Housing laws because service animals are not "pets".
- * Option C (No Pets Rule): A no-pets policy does not apply to service animals.
- * Option D (Federally Registered Service Animal): There is no federal registry for service animals, so this is not a valid requirement.

NEW QUESTION # 37

In order to work as a property manager for compensation, an individual must:

- A. Complete at least one course in property management every two years.
- B. Hold a real estate license and, if not a broker, be supervised by a broker.
- C. Complete a certification for property management.
- D. Pass a separate examination in principles of property management.

Answer: B

Explanation:

Under 49 Pa. Code § 35.201 (Definitions), property management activities that include leasing, collecting rent, and negotiating lease terms require a real estate license unless the individual is directly employed by the property owner.

- * If a property manager is conducting leasing or rental activities for multiple property owners, they must be licensed and supervised by a broker.
- * The law ensures that individuals managing properties for others operate under proper ethical and legal guidelines.

Why the other answers are incorrect:

- * Option A (Certification for Property Management): No separate property management certification is required under Pennsylvania law.
- * Option B (Separate Exam for Property Management): A separate exam for property management is not required.
- * Option C (Ongoing Property Management Courses): Continuing education is required for license renewal, but specific property management courses are not mandatory.

NEW QUESTION # 38

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