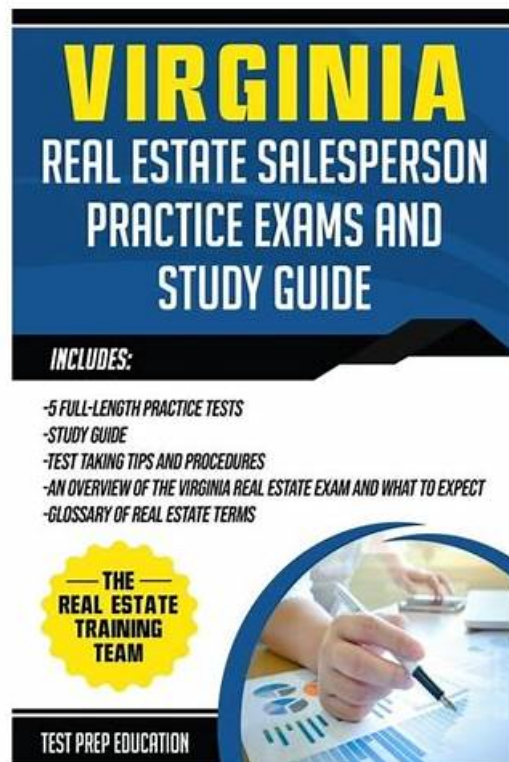


Virginia-Real-Estate-Salesperson Certification Training: Virginia Real Estate Salesperson Exam & Virginia-Real-Estate-Salesperson Study Guide & Virginia-Real-Estate-Salesperson Exam Bootcamp



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The development of science and technology makes our life more comfortable and convenient, which also brings us more challenges. Many company requests candidates not only have work experiences, but also some professional certifications. Therefore it is necessary to get a professional Virginia-Real-Estate-Salesperson Certification to pave the way for a better future. Considered many of the candidates are too busy to review, our experts designed the Virginia-Real-Estate-Salesperson question dumps in accord with actual examination questions, which would help you pass the exam with high proficiency.

Real Estate Licensing Virginia Real Estate Salesperson Exam Sample Questions (Q53-Q58):

NEW QUESTION # 53

In Virginia, what is the difference between the REB and the FHB?

- A. The FHB is responsible for the enforcement of the fair housing law for real estate licensees. The REB is responsible for all other violators.
- B. The REB is responsible for the enforcement of the fair housing law for real estate licensees. The FHB is responsible for all other violators.
- C. They are the same thing.
- D. The REB reports to HUD, while the FHB does not.

Answer: B

Explanation:

In Virginia, two separate bodies manage different aspects of housing regulation and enforcement:

Real Estate Board (REB):

The REB, operating under the Virginia Department of Professional and Occupational Regulation (DPOR), is responsible for regulating and enforcing real estate laws and regulations related to licensed real estate professionals. This includes education, licensure, conduct, disciplinary action, and fair housing compliance specifically for licensees (e.g., salespersons and brokers).

Authority Source: Title 54.1, Chapter 21 of the Code of Virginia.

Regulatory oversight: Violations of fair housing law by real estate licensees (salespersons or brokers) are investigated and enforced by the REB.

Fair Housing Board (FHB):

The FHB, also under DPOR but functioning independently from the REB, is tasked with enforcing Virginia's Fair Housing Law (outside of licensee jurisdiction). This includes addressing violations by:

Unlicensed individuals

Property owners

Landlords and property managers who are not licensed real estate professionals Other entities not subject to REB regulation This clear division ensures that real estate licensees are held accountable by the REB, while the FHB addresses violations by those not regulated through licensure.

Reference (without URLs):

Virginia Code § 54.1-2105 (Regulation and enforcement powers of the Real Estate Board) Virginia Fair Housing Law: Title 36, Chapter 5.1 of the Code of Virginia Real Estate Regulations (18 VAC 135-20-10 et seq.) DPOR Guidance and Organizational Structure (as outlined in the A490-02REGS.pdf document)

NEW QUESTION # 54

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

Answer: B

Explanation:

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

- 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 # 55

What is the legal doctrine by which the decedent's property will pass to the state without their consent if that individual dies without a will, a surviving spouse, lineal descendants, or other known heirs?

- A. variance
- B. police power
- C. eminent domain
- D. escheat

Answer: D

Explanation:

The doctrine of escheat applies when a person dies intestate (without a will) and has no surviving spouse, descendants, or heirs. In such cases, ownership of the property passes to the state.

Other doctrines:

(A) Police power = government authority to regulate land use.

(B) Eminent domain = taking private property for public use with just compensation.

(D) Variance = zoning exception.

Reference (Virginia Real Estate):

Virginia Code § 55.1-2400 et seq. (Escheats)

A490-02REGS.pdf - Government powers in real estate

NEW QUESTION # 56

Which of these ownership concepts gives each co-owner the right to possession of the whole property?

- A. sole proprietorship
- B. undivided interest
- C. equitable interest
- D. unity of time

Answer: B

Explanation:

In co-ownership, the principle of undivided interest means each co-owner has:

The right to possess and use the entire property, not just a physical portion.

Equal rights of possession regardless of ownership percentage.

Other options:

Sole proprietorship (A): Single owner, not co-ownership.

Unity of time (C): A required element of joint tenancy but not the concept granting rights to the whole property.

Equitable interest (D): Refers to the rights of a buyer under contract before receiving legal title.

Thus, the correct answer is undivided interest.

Reference:

NEW QUESTION # 57

In Virginia, the grantor tax rate is currently \$0.50 per \$500 of the sales price. How much would the taxes be on a \$756,000 home purchase?

- A. \$756
- B. \$7,560
- C. \$1,512
- D. \$15,120

Answer: A

Explanation:

Virginia imposes a grantor's tax when real estate is sold. The rate is \$0.50 per \$500 of the sales price (or fraction thereof).

Step 1: Divide sales price by \$500.

$$756,000 \div 500 = 1,512$$

Step 2: Multiply by \$0.50.

$$1,512 \times 0.50 = 756$$

⚠️ Correction: Careful — the formula is \$0.50 per \$500, which means \$1.00 per \$1,000.

$$756,000 \div 1,000 = 756 \times 1.00 = 756$$

So the correct tax is \$756, not \$1,512.

✅ Correct Answer: B. \$756

Reference (Virginia Real Estate):
Virginia Code § 58.1-802 (Grantor's tax)
Virginia Real Estate Principles - Transfer taxes section

NEW QUESTION # 58

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