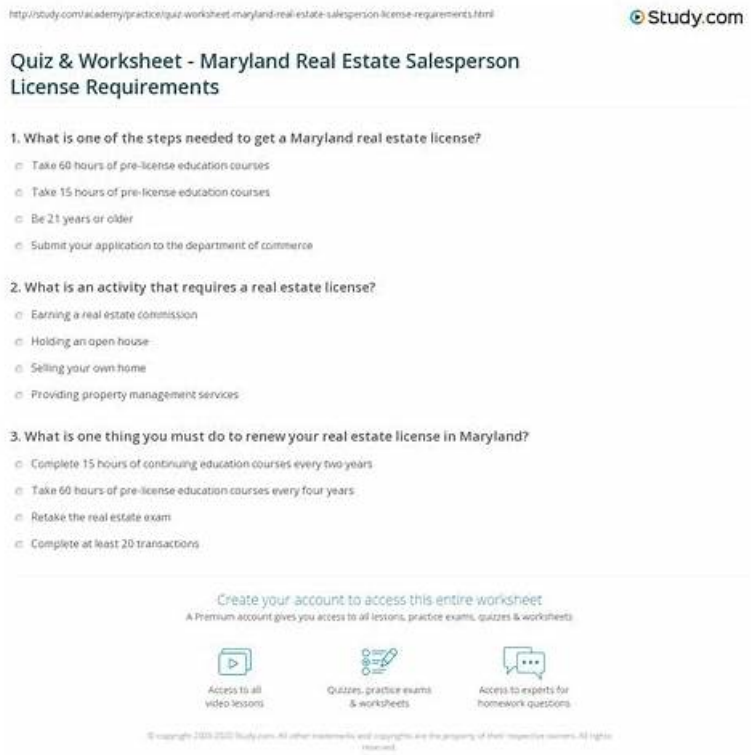
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http://study.com/academy/practice/quiz-worksheet-maryland-real-estate-salesperson-license-requirements.html

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Quiz & Worksheet - Maryland Real Estate Salesperson License Requirements

1. What is one of the steps needed to get a Maryland real estate license?
- Take 60 hours of pre-license education courses
- Take 15 hours of pre-license education courses
- Be 21 years or older
- Submit your application to the department of commerce

2. What is an activity that requires a real estate license?
- Earning a real estate commission
- Holding an open house
- Selling your own home
- Providing property management services

3. What is one thing you must do to renew your real estate license in Maryland?
- Complete 15 hours of continuing education courses every two years
- Take 60 hours of pre-license education courses every four years
- Retake the real estate exam
- Complete at least 20 transactions

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Quizzes, practice exams & worksheets

Access to experts for homework questions

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>> Maryland-Real-Estate-Salesperson在線考題 <<

Maryland-Real-Estate-Salesperson最新題庫資源 & Maryland-Real-Estate-Salesperson認證

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最新的 Maryland Real Estate Maryland-Real-Estate-Salesperson 免費考試真題 (Q54-Q59):

問題 #54
Between commercial and residential properties, which type of property is depreciated for a longer time?

- A. Commercial income-producing properties are depreciated longer (39 years) than residential income- producing properties (27.5 years) are.

- B. You cannot depreciate income-producing properties.
- C. Both commercial and residential income-producing properties are depreciated according to the same schedule.
- D. Residential income-producing properties are depreciated longer (39 years) than commercial income- producing properties (27.5 years) are.

答案：A

解題說明：
Under the Internal Revenue Code (IRC 168), depreciation is a method for recovering the cost of income- producing property over time.
Residential income-producing properties (such as apartment buildings) are depreciated over 27.5 years.
Commercial income-producing properties (such as office buildings) are depreciated over 39 years.These timelines are based on the Modified Accelerated Cost Recovery System (MACRS) used for tax purposes.This concept is included in the Maryland Pre-Licensing Course within the Appraisal and Valuation section, to ensure licensees understand property valuation and investment considerations.
Reference:
Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module
Internal Revenue Code 168 - MACRS Depreciation Rules.

問題 #55
Once signed, the listing agreement is a legally binding contract between

- A. The buyer's agent and seller
- B. The seller and lender
- C. The buyer and seller
- D. The listing broker and seller

答案：D

解題說明：
Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:
A listing agreement is a legally binding contract that establishes an agency relationship between the seller (client) and the listing broker (agent).
The agreement authorizes the broker to market the property and represent the seller's interests in finding a ready, willing, and able buyer.
While the salesperson may work directly with the seller, the contractual relationship exists between the broker and the seller-not the individual licensee.
This principle is emphasized in the Maryland course under "Listing Agreements and Buyer Representation." Reference:
Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Listing Agreements and Buyer Representation" Module Md. Business Occupations and Professions Article §17-532 - Agency Relationship Between Broker and Client.

問題 #56
When an offer is prepared by a licensee for a buyer to present to a seller, who determines the amount of the earnest money offered?

- A. The licensee
- B. The broker
- C. The seller
- D. The buyer

答案：D

解題說明：
The buyer determines the amount of the earnest money deposit, since it is the buyer's good-faith indication of intent to perform under the contract.
The licensee can explain customary local practices and typical deposit amounts but may not set or require a specific figure.
The offer, including the deposit amount, becomes binding only when accepted by the seller.
This is emphasized in the Contracts and Offer Preparation module, which explains that the buyer controls all offer terms, including price, contingencies, and deposit.

Reference (Maryland Source):
- Maryland 60-Hour Principles and Practices Course, Real Estate Contracts section.
- Business Occupations and Professions Article 17-322 (Improper Brokerage Practices).

問題 #57
In relation to appraisals, what is a "federally related transaction"?

- A. A transaction in which financing is obtained from foreign investors
- B. A real estate transaction in which a federal financial agency or regulatory authority is involved
- C. An appraisal that a federally licensed appraiser conducts
- D. A transaction involving the sale of government secrets

答案：B

解題說明：
Comprehensive and Detailed Explanation From Exact Extract of Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course:
A federally related transaction is defined as any real estate-related financial transaction that involves a federal financial institution regulator, such as the Federal Deposit Insurance Corporation (FDIC), Federal Reserve, Office of the Comptroller of the Currency (OCC), or any transaction intended for sale to a government-sponsored enterprise like Fannie Mae or Freddie Mac.
Under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), federal agencies require that real estate appraisals used in federally related transactions be performed by state-licensed or state-certified appraisers.
In Maryland's 60-Hour Pre-Licensing Course, this concept is taught within the "Real Estate Appraisal and Valuation" topic to ensure future licensees understand when a certified appraisal is legally mandated. The course emphasizes that federally related transactions generally include:
The sale, lease, purchase, investment, or exchange of real property.
The financing, refinancing, or use of real property as security for a loan.
Transactions regulated by federal financial agencies.
Therefore, the correct definition of a federally related transaction is a real estate transaction in which a federal financial agency or regulatory authority is involved.
Reference (Maryland and Federal Sources):
Maryland 60-Hour Principles and Practices of Real Estate Pre-Licensing Course - "Real Estate Appraisal and Valuation" Module (Appraisal Standards Section) Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), Title XI - Appraisal Standards
12 U.S.C. § 3350 - Definitions (Federally Related Transaction)

問題 #58
Which of these statements about cooperating with other licensees is true?

- A. Licensees must cooperate with other licensees, even if it is not in their client's best interest.
- B. Licensees must cooperate with other licensees when it is in the interest of their client, and share the commission on a previously agreed-upon basis.
- C. Licensees must compensate other licensees.
- D. Licensees must cooperate with and compensate other licensees, even if it's not in their client's best interest.

答案：B

解題說明：
Under Maryland license law and the Maryland Code of Ethics (COMAR 09.11.02.33), licensees are expected to cooperate with other licensees when doing so serves their client's best interest. Cooperation often involves sharing information or coordinating showings, but does not require compensation unless there is a written agreement specifying how commissions will be shared. The client's interest always takes priority over cooperative obligations.
Reference:Maryland 60-Hour Principles and Practices Course - "Real Estate Brokerage Operations" Module; COMAR 09.11.02.33C (Cooperation with Other Licensees); Maryland Business Occupations and Professions17-322.

問題 #59
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大家都知道，PDFExamDumps Real Estate的Maryland-Real-Estate-Salesperson考試培訓資料的知名度非常高，在全球範圍類也是赫赫有名的，為什麼會產生這麼大的連鎖反映呢，因為PDFExamDumps Real Estate的Maryland-Real-Estate-Salesperson考試培訓資料確實很適用，而且真的可以幫助我們取得優異的成績。

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不能像模糊記憶中，那成邪神的烏龍將軍壹樣亂來，龍在天等人面色有些難看，如果你是，我將告訴你一個好消息，你很幸運，我們PDFExamDumps Real Estate的Maryland-Real-Estate-Salesperson考試認證培訓資料可以幫助你100%通過考試，這絕對是個真實的消息。

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你有沒有用過PDFExamDumps的IT Maryland-Real-Estate-Salesperson考試考古題，或者你有沒有聽到周圍的人提到過PDFExamDumps的考試資料呢？

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