

# Real Estate Practice Exam Questions

1. Brokerage definition... - ANS the business practice of bringing together the parties in a practice.
  2. What are two examples of special use property? - ANS schools and cemetery
  3. What is an example of functional obsolescence? - ANS bathroom
  4. Principal definition... - ANS a consumer of real estate services who has entered into an agency relationship with a broker or another licensee employed by a broker.
  5. Capitalization definition... - ANS the process of determining the present value of a property from its future income.
  6. What is the salesperson's obligation to a buyer under a single agency listing? - ANS Inform the buyer
  8. All are examples of real estate except... - ANS factories
  9. What is homeowners insurance? - ANS Insurance to protect owners from fires and others etc.
  10. Special agent definition... - ANS the type of agency in which the principal authorizes the agent to represent the agent in "one specific transaction or business activity"
  11. Which is not used to determine cost approach to estimate value?
    - Quantity Survey Method
    - Unit-in-Place Method
    - Square Foot Method
    - Gross Rent Multiplier Method - ANS Gross Rent Multiplier Method
- What is steering? - ANS the unlawful act of keeping a buyer away from certain communities or guiding them to purchase in certain communities.
15. Entitlement to commission when transaction is not consummated. - ANS Except when listing broker does not disclose information
  16. Can a salesperson give legal advice? - ANS No, not unless they are an attorney.
  17. Who determines the commission in a listing contract? - ANS An agreement between the owner and broker

# 95postal Practice Exam

**T. W. Parnell**



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