

Property Law Quiz

Submission View

Your quiz has been submitted successfully.

Uncategorized Questions

Question 1

1 / 1 point

The name for the type of jurisdiction that arises because of the location of real property.

- A) Original jurisdiction
- B) Limited jurisdiction
- C) Special jurisdiction
- D) In rem jurisdiction

Question 2

0 / 1 point

A creditor who has provided supplies for the benefit of real property.

- A) A materialman
- B) A benefactor
- C) A bailee
- D) A mechanic

Question 3

0 / 1 point

All contracts have the same basic elements. Which of the following is not an element of a contract?

- A) Regulatory intent
- B) An offer
- C) An acceptance
- D) Capacity

Question 4

0 / 1 point

Under this standard, courts will evaluate a particular statement on an objective basis.

- A) Subjective intent test
- B) Partially completed test
- C) Reasonable person standard
- D) Consideration rule

Question 5

0 / 1 point

The rule that states that an acceptance is legally effective when it is deposited in the United States postal system.

- A) Written and received rule
- B) Postal service rule
- C) Mailbox rule

- D) Communication by mail rule

Question 6

0 / 1 point

Otherwise known as "a meeting of the minds."

- A) Legality
- B) Consideration
- C) Acceptance
- D) Mutual assent

Question 7

0 / 1 point

The requirement that both parties surrender something of value in exchange for receiving something of value in the contract.

- A) Mutual assent
- B) Consideration
- C) Legality
- D) Acceptance

Question 8

0 / 1 point

The requirement that all parties to a contract must be able to know and understand the consequences of undertaking a legally binding agreement.

- A) Understanding
- B) Consideration
- C) Capacity
- D) Knowledge

Question 9

0 / 1 point

Originally created in England in the 1600s, this statute requires certain types of contracts to be in writing.

- A) Statute of Repose
- B) Statute of Limitations
- C) Miller Statute
- D) Statute of Frauds

Question 10

0 / 1 point

Which of the following categories of contracts is not required to be in writing under the Statute of Frauds?

- A) Contracts to answer for the debt of another
- B) Wills
- C) Contracts for the sale of land
- D) Contract for the sale of goods of less than \$500 in value

Question 11

0 / 1 point

A provision that allows courts to cancel a contract when both parties share a misunderstanding about a critical fact.

- A) Reformation
- B) Cancellation
- C) Rescission
- D) Mistake

Question 12 0 / 1 point

If a party can show that the contract was obtained under fraudulent circumstances, what action is a court authorized to take?

- A) Rescind the contract
- B) Void the contract
- C) Cancel the contract
- D) The court may take all of the above actions

Question 13 0 / 1 point

The name for the contract between a real estate broker and the home seller.

- A) Listing agreement
- B) Broker's assessment
- C) Option
- D) Offer of purchase contract

Question 14 0 / 1 point

This type of listing allows a home seller's property to be sold by any broker in the area.

- A) Exclusive listing
- B) Temporary listing
- C) Open listing
- D) None of the above

Question 15 0 / 1 point

Under this arrangement, the seller employs only one individual who has legal authority to close the sale on a home.

- A) Multiple listing
- B) Full listing
- C) Exclusive listing
- D) Open ended listing

Question 16 0 / 1 point

A written document that presents the details of the buyer's offer to the seller.

- A) Offer of purchase and contract
- B) Listing agreement

- C) Option
- D) Descriptive offer

Question 17

0 / 1 point

A contract clause that specifically provides whose insurance company will pay for any damages to the property before the sale of the property.

- A) Evidence of title provision
- B) Risk of loss provision
- C) Closing provision
- D) Property disclosure provision

Question 18

0 / 1 point

A contract between seller and a prospective buyer, in which the seller agrees that he or she will not sell the property to some other person, but only for a limited period of time.

- A) Listing agreement
- B) Option
- C) Offer of purchase and contract
- D) Sale contract

Question 19

0 / 1 point

This type of closing allows parties to sign documentation at different times and still complete the closing as though all parties were actually present when it occurred.

- A) Final closing
- B) Option closing
- C) Escrow closing
- D) Title closing

Question 20

0 / 1 point

A person's value in real estate, once he or she has subtracted the amount owed on the property.

- A) Assessment
- B) Jurisdiction
- C) Equity
- D) Containment

Question 21

0 / 1 point

The body of rights conveyed to the tenant from the landlord.

- A) Franchise
- B) Freehold estate
- C) Leasehold estate
- D) None of th above

Question 22

0 / 1 point

Which of the following rights is conveyed by the landlord to the tenant in a typical landlord - tenant relationship?

- A) The right to use the property
- B) The right to occupy the property
- C) The right to possess the property
- D) All of the above

Question 23

0 / 1 point

The possessor of certain rights transferred from the owner, including the rights to use, possess and enjoy the property.

- A) Grantee
- B) Landlord
- C) Tenant
- D) Grantor

Question 24

0 / 1 point

Under ancient landlord - tenant law, which of the following statements is true about eviction?

- A) It was generally peaceful
- B) It was frequently violent
- C) It was extremely rare
- D) None of the above

Question 25

0 / 1 point

A process where the landlord physically ejects the tenant; no longer permissible in any state.

- A) Judgment eviction
- B) Partial eviction
- C) "Self-help" eviction
- D) Personal eviction

Question 26

0 / 1 point

This lease arrangement makes the tenant responsible for paying not only the rent, but also all costs associated with the premises, including electric, water, sewage and other associated costs.

- A) Ground lease
- B) Net lease
- C) Fixed rent lease
- D) Gross lease

Question 27

0 / 1 point

Under this arrangement, the landlord applies some portion of each month's rent toward the down payment on the purchase of the home.

- A) Option
- B) Rent-to-own lease
- C) Gross lease
- D) By or sale lease

Question 28 0 / 1 point

Maria has recently had her house appraised. The appraisal lists the house as worth \$300,000. She owes \$120,000 on the home. How much is her equity?

- A) \$300,000
- B) \$180,000
- C) \$120,000
- D) \$100,000

Question 29 0 / 1 point

Many states impose limits on the additional fees that landlords can charge to tenants for pet and security deposits. What is the most common limitation?

- A) Landlords can charge no more than six month's rent as a security or pet deposit
- B) Landlords are not permitted to charge any additional fees for pet or security deposits
- C) Landlords are limited to a total fee that is a partial percentage of one month's rent
- D) None of the above

Question 30

0 / 1 point

The term used to describe the process when a tenant rents the premises to another person

- A) Transfer
- B) Sub-let
- C) Abrogation
- D) Subrogation

Question 31 0 / 1 point

Each of the following is an obligation that a landlord has to a tenant, except:

- A) Ensuring that the tenant finds a premises aesthetically pleasing
- B) Complying with building housing codes
- C) Making all repairs required to keep the premises safe
- D) Ensuring that the premises are safe and habitable

Question 32

0 / 1 point

This legal doctrine requires that landlords must provide premises that are fit for human habitation.

- A) The Habitation Rule
- B) The Guarantee of Residence

- C) The Warranty of Habitability
- D) The Promise of Respectability

Question 33

0 / 1 point

The tenant's absolute right to live in or use the premises free from interference by others.

- A) The Habitation Rule
- B) Quiet enjoyment
- C) Leasehold guarantee
- D) All of the above

Question 34

0 / 1 point

All of the following are duties that tenants owe to their landlords, except:

- A) Disposing of garbage
- B) Keeping the premises clean
- C) Repairing dangerous conditions
- D) Payment of rent

Question 35

0 / 1 point

The name for the tenancy where the lease arrangement will terminate on a specific date.

- A) Tenancy at sufferance
- B) Tenancy at will
- C) Tenancy for years
- D) Tenancy from year-to-year

Question 36

0 / 1 point

The lease arrangement where a landlord and tenant have an informal agreement to lease the premises; there are no fixed terms.

- A) Tenancy at will
- B) Tenancy at sufferance
- C) Tenancy from year-to-year
- D) Tenancy for years

Question 37

0 / 1 point

The name of the group of professionals who represent sellers, list a house for sale and attempt to locate buyers.

- A) Judges
- B) Brokers
- C) Mediators
- D) Arbitrators

Question 38

0 / 1 point

This tenancy is not really an agreement between the landlord and tenant; the tenant remains on the premises without permission.

- A) Tenancy form year-to-year
- B) Tenancy at will
- C) Tenancy for years
- D) Tenancy at sufferance

Question 39

0 / 1 point

The document that sets out both the contractual obligation between buyer and seller and serves as the written expression of the transfer of legal rights in real property.

- A) Lien
- B) Option
- C) Attestation
- D) Deed

Question 40

0 / 1 point

The name for the person who transfers property to another.

- A) Auctioneer
- B) Bailiff
- C) Grantee
- D) Grantor

Question 41

0 / 1 point

The name for the person who receives real estate interests.

- A) Auctioneer
- B) Grantor
- C) Bailiff
- D) Grantee

Question 42

0 / 1 point

Which of the following are minimum legal requirements of the deed?

- A) Deeds must be in writing
- B) They must identify the grantor and grantee
- C) They must be signed by the grantor
- D) All of the above are legal requirements for deeds

Question 43

0 / 1 point

Which of the following would satisfy the Statute of Frauds' requirement for a deed?

- A) A deed prepared on a preprinted form

- B) A handwritten deed
- C) An oral agreement
- D) A and B, but not C

Question 44

0 / 1 point

The requirement that the grantor must have the mental capacity to carry out the transaction before a deed is considered to be valid.

- A) Consideration
- B) Legality
- C) Capacity
- D) Awareness

Question 45

0 / 1 point

Which of the following is not an example of a person who lacks legal capacity to enter into a real estate transaction?

- A) A person with a history of bad business decisions
- B) A person under the legal age of majority
- C) A person under the influence of alcohol or some other drug
- D) A person who has been declared mentally incompetent

Question 46

0 / 1 point

Which of the following is a legally acceptable method to describe real estate in a deed?

- A) Tract index
- B) Government survey
- C) Metes and bounds description
- D) All of the above are legally valid methods to describe real property in a deed

Question 47

0 / 1 point

A deed clause that conveys specified rights to the grantee.

- A) Habendum clause
- B) Granting clause
- C) Habitation clause
- D) Normalization clause

Question 48

0 / 1 point

The name for the compensation paid to a broker who has arranged the sale of real estate.

- A) Commission
- B) Valuation
- C) Salary

- D) None of the above

Question 49

0 / 1 point

The habendum clause is normally identified by which phrase?

- A) "To have and to hold"
- B) "Without reservation"
- C) "In perpetuity"
- D) "in the presence of witnesses"

Question 50

0 / 1 point

An alternative to a mortgage.

- A) Deed of trust
- B) Surety
- C) Financing statement
- D) Bond

Question 51

0 / 1 point

This type of deed renders any rights that the grantor may have in property; it makes no representations about the nature for quality of those rights.

- A) General warranty deed
- B) Special warranty deed
- C) Representative deed
- D) Quitclaim deed

Question 52

0 / 1 point

Which of the following recording statutes gives a superior claim to the first person to record a deed?

- A) Notice recording statute
- B) Race-notice recording statute
- C) Race recording statute
- D) Race-race recording statute

Question 53

0 / 1 point

This type of deed usually only makes a single warranty.

- A) General warranty deed
- B) Special warranty deed
- C) Overall warranty deed
- D) Limited warranty deed

Question 54

0 / 1 point

A clause in a general warranty deed that provides that the grantor is in full possession of the property and has the right to convey it to another.

- ➔ A) Seizin
 B) Habendum
 C) Grant
 D) None of the above

Question 55 0 / 1 point

The grantor's promise, in a general warranty deed, that there are no outstanding liens or other claims on property that will affect the grantee's title.

- A) Warranty of quiet enjoyment
 B) Warranty of further assurance
 C) Warranty of habitation
➔ D) Warranty against encumbrances

Question 56 0 / 1 point

Proves a person who signed a document is who he or she claims to be.

- A) Escrow clause
 B) Attestation
 C) Granting clause
➔ D) Acknowledgment

Question 57 0 / 1 point

Another word for signature

- ➔ A) Attestation
 B) Fulfillment
 C) Grantor
 D) Acknowledgment

Question 58 0 / 1 point

The grantor's guarantee that he or she will continue to support the grantee's claims at any point in the future.

- A) Warranty of future interest
 B) Warranty of further assurance
➔ C) Warranty forever
 D) Warranty against encumbrances

Question 59 0 / 1 point

Kathy wants a deed that will provide her with the greatest legal protection. Which of the following deeds should she insist on receiving at her closing?

- A) Special warranty deed
 B) Quitclaim deed

C) Grant, bargain and sale deed

D) General warranty deed

Question 60

0 / 1 point

The most common method used to finance the purchase of real estate.

A) Mortgages and Deed of Trust

B) Bond

C) UCC financing statement

D) Surety

Question 61

0 / 1 point

In typical mortgage financing, who holds the title to the real estate during the mortgage period?

A) The borrower

B) The lender

C) The trustee

D) All of the above

Question 62

0 / 1 point

Mortgages most closely resemble what arrangement?

A) An injunction

B) A judicial order

C) A lien

D) None of the above

Question 63

0 / 1 point

Lending institutions that routinely accept mortgages from borrowers in order to finance the purchase of real estate are said to be in what market?

A) The primary market

B) The secondary market

C) The tertiary market

D) None of the above

Question 64

0 / 1 point

How do lending institutions make money with mortgages?

A) They charge interest to borrowers

B) They sell mortgages to governmental agencies for a profit

C) They seize personal property as collateral

D) A and B, but not C

Question 65

0 / 1 point

What is one of the most important rights that a borrower transfers to a lender as part of a mortgage arrangement?

- A) The right to assess fees
- B) The right to bill monthly
- C) The right to foreclose on the property
- D) All of the above

Question 66

0 / 1 point

What is the purpose of the secondary mortgage market?

- A) To provide second mortgages
- B) To increase options for state agencies
- C) To finance federal government expenditures
- D) To purchase mortgages from lenders and free up capital

Question 67

0 / 1 point

Which of the following was the original Federal agency that purchased mortgages in the secondary mortgage market?

- A) Government National Mortgage Association (Ginnie Mae)
- B) Federal Home Loan Mortgage Corp. (Freddie Mac)
- C) Federal National Mortgage Association (Fannie Mae)
- D) Student-loan Marketing Association (Sallie Mae)

Question 68

0 / 1 point

Which of the following is a benefit conferred by the secondary mortgage market in the United States

- A) It makes capital available to lending institutions
- B) It permits lenders to originate more loans
- C) It keeps capital flowing through the economy
- D) All of the above are benefits conferred by the secondary mortgage market

Question 69

0 / 1 point

Federal agency responsible for regulating many of the agencies involved in the secondary mortgage market.

- A) The Social Security Administration
- B) The Department of Justice
- C) The Federal Employees Compensation Commission
- D) The Department of Housing and Urban Development

Question 70

0 / 1 point

What is the function of the trustee in a deed of trust arrangement?

- A) Trustees have no function in a deed of trust arrangement

- B) The trustee acts as the intermediary between the borrower and the lender
- C) The trustee underwrites the mortgage
- D) The trustee is the legal representative of the borrower

Question 71

0 / 1 point

Security for a loan

- A) Fiduciary
- B) Bond
- C) Collateral
- D) None of the above

Question 72

0 / 1 point

The borrower's agreement to repay a specific amount

- A) Stipulation
- B) Promissory note
- C) Contract
- D) Range

Question 73

0 / 1 point

This provision in a mortgage or deed of trust allows the lender to begin foreclosure proceedings in the event of a loan default.

- A) Power of sale provision
- B) Foreclosure estimate
- C) Granting clause
- D) Promissory note

Question 74

0 / 1 point

The borrower's certification of the amount that he or she has borrowed from the lender

- A) Stated purpose
- B) Estoppel certificate
- C) Truth in Lending disclosure
- D) None of the above

Question 75

0 / 1 point

This clause in a mortgage or deed of trust allows the lender to request payment in full for the entire balance on the loan in the event of the borrowers default.

- A) Default certificate
- B) Acceleration clause
- C) Due on sale clause

- D) Promissory estoppel certificate

Question 76

0 / 1 point

This act requires that mortgage borrowers must be given specific information about the estimation of charges that they will incur in taking on the mortgage.

- A) The Fair Credit Reporting Act
- B) The Real Estate Settlement Procedures Act
- C) The Freedom of Information Act
- D) The Reality of Real Estate Act

Question 77

0 / 1 point

Which of the following is a primary difference between a mortgage and deed of trust?

- A) Deeds of trust involve three parties, while mortgages involve only two
- B) Mortgages finance the purchase of real property
- C) Mortgages give lenders the right to foreclose
- D) Deeds of trust contain many clauses about repaying the amount financed

Question 78

0 / 1 point

One of the most important functions of the Federal Reserve:

- A) It sets monetary policy
- B) It sets short-term interest rates
- C) It regulates the banking industry
- D) All of the above

Question 79

0 / 1 point

This classification gives the resident an ownership interest in the interior of the dwelling, but no rights to the exterior.

- A) Apartment
- B) Cooperative
- C) Condominium
- D) Townhouse

Question 80

0 / 1 point

This act requires that lenders provide specific information to borrowers about credit, fees and interest charges.

- A) The Federal Truth in Advertising Act
- B) The Federal Gaming Commission
- C) The Federal Communications Act
- D) The Federal Truth in Lending Act

Question 81

0 / 1 point

Governmental regulations that restrict the way both private and business landowners may use their property.

- A) Statutes
- B) Zoning
- C) Codes
- D) All of the above

Question 82

0 / 1 point

All of the following are reasons for zoning regulations except:

- A) Promote health and morals
- B) Reduce traffic congestion
- C) Emphasize safety fire and other hazards
- D) All of the above

Question 83

0 / 1 point

Zoning ordinances that require all properties to maintain the same general overall appearance.

- A) Maintenance zoning
- B) Appearance zoning
- C) Aesthetic zoning
- D) Hazard zoning

Question 84

0 / 1 point

Zoning ordinances must be limited to which of the following areas?

- A) Safety
- B) Health
- C) General welfare
- D) All of the above

Question 85

0 / 1 point

Apartments would fall into which zoning category?

- A) Residential
- B) Commercial
- C) Industrial
- D) None of the above

Question 86

0 / 1 point

All of the following would classify as residential zoning, except:

- A) Group living structures
- B) Hotels

- C) Single family residences
- D) Townhouses

Question 87

0 / 1 point

An exception to zoning regulations for structures that predate the enactment of the zoning regulation.

- A) Conditional use permit
- B) Variance
- C) Nonconforming use
- D) None of the above

Question 88

0 / 1 point

An exception to zoning regulations created when local government wishes to encourage business development.

- A) Conditional use permit
- B) Variance
- C) Nonconforming use
- D) None of the above

Question 89

0 / 1 point

An exception to a zoning regulation.

- A) Conditional use permit
- B) Variance
- C) Nonconforming use
- D) None of the above

Question 90

0 / 1 point

A form of real property where the owner has title to both the interior and exterior of the structure; resembles an apartment.

- A) Townhouse
- B) Condominium
- C) Cooperative
- D) Apartment

Question 91

0 / 1 point

A practice used by zoning boards singling out a particular parcel for special treatment; often considered to be unconstitutional.

- A) Violation trusts
- B) Discriminatory patterns
- C) Spot zoning
- D) Variation

Question 92

0 / 1 point

Local or state rules and regulations that have specific restrictions on the way that buildings are constructed, the way that electric systems are installed and other technical issues.

- A) Building codes
- B) Zoning regulations
- C) State codes
- D) None of the above

Question 93

0 / 1 point

There are two different types of nuisance actions:

- A) Private and surreptitious
- B) Public and private
- C) Personal and governmental
- D) Personal and confidential

Question 94

0 / 1 point

A cause of action that is authorized when the defendant's behavior results in a loss of enjoyment or value in the plaintiff's property.

- A) Negligence action
- B) Condemnatory
- C) Financial impact
- D) Nuisance

Question 95

0 / 1 point

The doctrine that provides that a restrictive covenant is terminated when one person owns all affected properties.

- A) Res gestae
- B) Laches
- C) Promissory estoppel
- D) Merger

Question 96

0 / 1 point

Under this doctrine, a restrictive covenant is terminated because the original conditions under which it was created have altered to such an extent as to make the restrictive covenant meaningless.

- A) Changed conditions
- B) Altered conditions
- C) Supposed interest
- D) Inherent meaningless

Question 97

0 / 1 point

Under this theory, a restrictive covenant can be terminated when the owners affected by the covenant have substantially ignored it for a lengthy period of time.

- A) Alteration
- B) Abandonment
- C) Assignment
- D) Accrual

Question 98 0 / 1 point

Which of the following is the most common way of enforcing a restrictive covenant?

- A) Statutory action
- B) Criminal sanction
- C) Civil suit
- D) Executive order

Question 99 0 / 1 point

All of the following are unconstitutional categories and cannot be used as the basis of a legally enforceable restrictive covenant, except:

- A) Ethnic origin
- B) Pet ownership
- C) Religion
- D) Race

Question 100 0 / 1 point

The phrase that describes the fact that restrictive covenants apply to the land and will remain a part of a real estate chain of title, no matter how many owners actually have title to the parcel.

- A) Doctrine of laches
- B) Alter with ownership
- C) Runs with the land
- D) Rule against perpetuities

Question 101 0 / 1 point

Why does the law make distinctions between real property and personal property?

- A) All of the above.
- B) The law does not make a distinction between real and personal property.
- C) Because the classification means that some owners do not have legal rights.
- D) Because the classification affects the rights and legal remedies available.

Question 102

0 / 1 point

All of the following are typical restrictions found in restrictive covenants, except:

- A) Limitation on minimum square footage in homes
- B) Limitation to residential use

- C) Limitation on religious practices by owners
- D) Minimum lot size

Question 103

0 / 1 point

A relationship that is created when a person is unable or unwilling to conduct business on her behalf and instead retains another person to act for her.

- A) Agency
- B) Subordination
- C) Putative
- D) Representation

Question 104

0 / 1 point

The person for whom an agent works.

- A) Principal
- B) Subordinate
- C) Master
- D) Employer

Question 105

0 / 1 point

A person who holds a special position of trust and confidence to another.

- A) Fiduciary
- B) Correspondent
- C) Defendant
- D) Regulator

Question 106

0 / 1 point

One of the core responsibilities that an agent owes a principal.

- A) Obedience
- B) Fair dealing
- C) Loyalty
- D) All of the above are core responsibilities

Question 107

0 / 1 point

Under this duty, an agent must demonstrate diligence in performing his or her duties.

- A) Care
- B) Loyalty
- C) Subservience
- D) All of the above

Question 108

0 / 1 point

This duty requires the agent to act in the best interests of the principal and to avoid situations where there is a conflict of interest between the agent's desires and the principal's needs.

- A) Duty of loyalty
- B) Duty of self enrichment
- C) Duty of obedience
- D) Duty of grievance

Question 109

0 / 1 point

Agents owe which of the following duties to third parties?

- A) The duty of honesty and fair dealing
- B) The duty not to commit fraud
- C) The duty to avoid negligent misrepresentation
- D) All of the above

Question 110

0 / 1 point

An intentional deception that causes injury to another person.

- A) Negligence
- B) Theft
- C) Fraud
- D) Personal injury

Question 111

0 / 1 point

An important or central fact in the contract or business negotiation that, if fully revealed, would change the outcome of the transaction.

- A) Salient fact
- B) Material fact
- C) Factual narrative
- D) Essential fact

Question 112

0 / 1 point

A person with this estate has the most complete set of rights that it is possible to have in a parcel of real estate.

- A) Fee simple
- B) Fee simple determinable
- C) None of the above
- D) Fee simple with a condition subsequent

Question 113

0 / 1 point

Liability for a statement that proved to be untrue when the person making the statement had no reasonable belief in its accuracy.

- A) Material misrepresentation
- B) Intentional tort
- C) Negligent misrepresentation
- D) None of the above

Question 114

0 / 1 point

Under this duty, a principal must act in accordance with the stated goals of the arrangement between the principal and the agent.

- A) Duty to Abide
- B) Duty to Ascend
- C) Duty to Warn
- D) Duty to Cooperate

Question 115

0 / 1 point

These individuals are not agents; they make their own decisions about how the job will be completed and other than cursory instructions from the employer; they do not take direction about how they should complete their jobs.

- A) Independent contractors
- B) Willful agents
- C) Subcontractors
- D) Subagents

Question 116

0 / 1 point

A disclosure that real estate agents must make to prospective buyers.

- A) That the agent has office staff
- B) That the agent is working for and is paid by the seller
- C) That the agent is licensed to practice in other states
- D) That the agent has worked on previous transactions

Question 117

0 / 1 point

Which of the following are requirements in order to become a real estate agent or broker?

- A) Must be a high school graduate
- B) Must be at least 18 years of age
- C) Must pass a written examination
- D) All of the above are requirements

Question 118

0 / 1 point

Real estate agents and brokers can be sanctioned by the state for which of the following?

- A) Negligent misrepresentation
- B) Fraud

C) Dual agency

D) All of the above

Question 119

0 / 1 point

Which of the following is a possible sanction that can be brought against a real estate agent or broker?

A) Temporary or permanent suspension of license

B) Civil liability to the client or third party

C) Criminal liability

D) All of the above

Question 120

0 / 1 point

A database listing all available properties. It both advertises these properties and offers to split commissions with other agents in the area.

A) Executive Listing Service

B) Multiple Offer Service

C) Exclusive Listing

D) Multiple Listing Service

Question 121

0 / 1 point

What is the primary purpose for the existence of a real estate broker or agent?

A) To review applicable real estate laws

B) To organize local chapter of other real estate agents and brokers

C) To bring buyers and sellers together

D) None of the above

Question 122

0 / 1 point

Real property is a good investment opportunity because:

A) Land generally appreciates in value over time

B) It improves a homeowner's credit rating

C) It never loses value

D) A and B, but not C

Question 123

0 / 1 point

This term originated under English law and referred to a grant from the King to an individual landowner.

A) Vacancy

B) Check

C) Fee

D) Reversion

Question 124

0 / 1 point

A security that trades like a stock on any of the major national stock exchanges; it devotes itself to the business of purchasing managing and selling tracts of real estate for profit.

- A) Real estate stock
- B) Real estate commodity
- C) Real estate future
- D) Real estate investment trust

Question 125

0 / 1 point

What is one of the biggest ethical dilemmas that often fact title examiners?

- A) Payment for work that was not performed
- B) Confidentiality
- C) Taking short cuts on the title work
- D) All of the above

Question 126

0 / 1 point

What is one of the most common problems faced in a title search?

- A) Inability to identify the current owner of the parcel
- B) Inability to determine the amount of taxes owed on a parcel
- C) An apparent hole or break in the chain of title
- D) All of the above

Question 127

0 / 1 point

In many states, title examinations are prepared by:

- A) Paralegals
- B) Attorneys
- C) Independent title examiners
- D) All of the above

Question 128

0 / 1 point

The process of updating a previous title search.

- A) Tacking
- B) Enlisting
- C) Renovating
- D) Researching

Question 129

0 / 1 point

In states that require attorneys to certify the marketability of title, the end result of a title search is:

- A) A certification in the public records
- B) A civil action

C) An action for damages

D) A final title certificate

Question 130

0 / 1 point

Forms that summarize important information about title to a particular piece of real estate

A) Title abstracts

B) Title deeds

C) Title recordings

D) All of the above

Question 131

0 / 1 point

What is the final step in a title examination?

A) Identifying the current owner

B) Calculating the applicable tax rate

C) Compiling all the information into a single document

D) All of the above

Question 132

0 / 1 point

In many states, this office is responsible for maintaining records for all civil and criminal actions in the county.

A) The clerk's office

B) The tax office

C) The probate office

D) All of the above

Question 133

0 / 1 point

Which office will usually have records of wills and issues related to persons who died without a will?

A) Probate Office

B) Records and Damages Office

C) Testamentary Office

D) Wills Office

Question 134

0 / 1 point

Which of the following records can be extremely helpful in conducting a title search?

A) Marriage records

B) Birth records

C) Death records

D) All of the above

Question 135

0 / 1 point

The document that records a creditor's interest in personal property?

- A) UCC filing
- B) UPC form
- C) SEC registration
- D) None of the above

Question 136 0 / 1 point

An important notation on any title examination; it is a mechanism that allows creditors to place encumbrances on titles that must be satisfied before title to the property can be transferred.

- A) Lien
- B) Notation
- C) Publication
- D) Offer

Question 137 0 / 1 point

One of the most important entries that must be tracked down in a title examination:

- A) The identity of the first owner for the parcel
- B) The method used to pay previous year's taxes
- C) The presence of an unsatisfied mortgage or deed of trust
- D) All of the above

Question 138

0 / 1 point

Which of the following should be noted prominently on a final examination?

- A) Easements for utility companies
- B) Rights of way
- C) Restrictive covenants
- D) All of the above

Question 139

0 / 1 point

Which of the following are common problems in title examinations?

- A) The previous owner's name has changed (through marriage, name change)
- B) The parties' names have been incorrectly entered into the database
- C) The party used a common nickname to sign a document ("Jack" for John, for example)
- D) All of the above are common problems

Question 140

0 / 1 point

The record of owners for a particular real estate parcel.

- A) The documentation
- B) The record of sellers
- C) The chain of title

- D) The parcel purview

Question 141

0 / 1 point

A listing of all property by the names of individuals who buy and sell it.

- A) The Grantor-Grantee List
- B) The Buyer-Seller List
- C) The Offeror-Offeree List
- D) The Obtainer-Obtainee List

Question 142

0 / 1 point

The process of reviewing public records to determine whether there are any outstanding claims that will affect the marketability of title to real property.

- A) Title Indication
- B) Title Examination
- C) Records search
- D) Title Supplementation

Question 143

0 / 1 point

A preliminary agreement to issue an insurance policy.

- A) Contract
- B) Binder
- C) Premium
- D) Subrogation

Question 144

0 / 1 point

Under this ancient principle, a surviving spouse had a legal right to a priority claim on a fraction of the marital property

- A) Right of survivorship
- B) Dower and curtesy
- C) Reclamation
- D) Fee claim

Question 145

0 / 1 point

An insurance policy that protects against legal claims on title to real property.

- A) Claims insurance
- B) Hazard insurance
- C) Title insurance
- D) Land insurance

Question 146

0 / 1 point

When filing documents after a closing, the sequence is important. Which document is usually filed first?

- A) The mortgage
- B) The attorney's affidavit
- C) The HUD Settlement Statement
- D) The deed

Question 147

0 / 1 point

Under this doctrine, when one of the party's signs an escrow agreement and completes paperwork prior to the actual closing, the signatures and actions will not have legal effect until the closing is completed, exactly as if the person were present.

- A) Doctrine of just cause
- B) Doctrine of relation back
- C) Doctrine of promissory estoppel
- D) Doctrine of questionable practices

Question 148

0 / 1 point

In this type of closing, a party signs an agreement and completes all of the necessary paperwork to complete the closing prior to the actual event.

- A) Final closing
- B) Escrow closing
- C) Temporary closing
- D) Fulfilled closing

Question 149

0 / 1 point

In this style of pro-ration, the calculations assume that every month has exactly the same amount of days and the time period is calculated using those figures.

- A) The 30 day method
- B) The fixed day method
- C) The 28 day method
- D) The 31 day method

Question 150

0 / 1 point

In this style of pro-ration, the parties count the actual number of days involved and then calculate a daily rate based on that amount of time.

- A) Actual days method
- B) Accrual of days method
- C) Additional days method.
- D) Annual days method

Question 151

0 / 1 point

The distribution of payments based on a person's liability for the debt.

- A) Liquidation

- B) Accretion
- C) Addition
- D) Pro-ration

Question 152 0 / 1 point

Which of the following is normally pro-rated at a closing?

- A) Utility bills
- B) Sewage bills
- C) Heating oil bills
- D) All of the above

Question 153 0 / 1 point

The term for the real estate agent's payment.

- A) Census
- B) Counter check
- C) Commission
- D) Co-pay

Question 154 0 / 1 point

The charge assessed by the Land or Deed Office to record deeds and mortgages.

- A) Land fee
- B) Mortgage assessment fee
- C) Timely fee
- D) Recording fee

Question 155 0 / 1 point

Someone who has a future interest in real estate, but no present interest.

- A) Remainderman
- B) Fee owner
- C) Life tenant
- D) None of the above

Question 156 0 / 1 point

A lender's fee that is based on a percentage of the total amount financed.

- A) Points
- B) Checks
- C) Variations
- D) Assessments

Question 157 0 / 1 point

Which of the following is not usually one of the disbursements made at a closing?

- A) Payoff of the previous mortgage
- B) Payment of various lender's fees
- C) Payment of the attorney's fees
- D) All of the above are disbursements made at a closing

Question 158

0 / 1 point

A sworn statement that there have been no changes, improvements or boundary line changes to the property since the date of the last survey.

- A) Contractor's affidavit
- B) Buyer's affidavit
- C) Attorney's affidavit
- D) Seller's affidavit

Question 159

0 / 1 point

A report, sometimes in the form of a letter, prepared by an inspector that details any insect infestation discovered on the premises.

- A) Freedom of infestation letter
- B) Termite inspection letter
- C) Seller's affidavit
- D) Insect infestation report

Question 160

0 / 1 point

Under this act, a lender must make specific disclosures to the borrower before the loan is finalized.

- A) Federal Truth in Lending Act
- B) Decency in Lending Act
- C) Freedom of Information Act
- D) Fair Credit Reporting Act

Question 161

0 / 1 point

A record that the closing professional uses to keep track of all funds collected and disbursed before the closing.

- A) The trust disbursement record
- B) Recent reports record
- C) Profit and loss statement
- D) None of the above

Question 162

0 / 1 point

An insurance policy that protects the lender and pays a specified amount in the event that the borrower defaults on the loan.

- A) Private mortgage insurance
- B) Title insurance
- C) Hazard insurance
- D) Perfected insurance

Question 163

0 / 1 point

This federal act requires that certain financial institutions create an anti-money laundering program and certify that it has complied with the Act.

- A) Provisional Authority Act
- B) USA Patriot Act
- C) Military Justice Act
- D) Federal Truth in Lending Act

Question 164

0 / 1 point

A form signed by the borrower that permits the lender to request additional information or documents after the closing.

- A) Assurance agreement
- B) Compliance agreement
- C) Preservation form
- D) None of the above

Question 165

0 / 1 point

When the seller and buyer may have negotiated the purchase of items of personal property in addition to the real property, they record the transaction in:

- A) A letter of credit
- B) A historic agreement
- C) A bill of sale
- D) All of the above

Question 166

0 / 1 point

Almost all lenders and attorneys use this form to record disbursements at a closing:

- A) DEA form 13
- B) USA Patriot Act form A
- C) HUD form 1
- D) FECA form 21

Question 167

0 / 1 point

Tax based on an item's value.

- A) Subsequent taxes
- B) Ad valorem taxes

- C) Personal taxes
- D) Capital gains taxes

Question 168 0 / 1 point

In most cases, the government bases its tax on what type of valuation?

- A) Resale value
- B) Fair market value
- C) Subjective value
- D) None of the above

Question 169 0 / 1 point

The person responsible for determining fair market value for tax purposes.

- A) Tax assessor
- B) Clerk
- C) Valuation officer
- D) Judge

Question 170 0 / 1 point

The power to levy taxes is set out in what document?

- A) United States Constitution
- B) State Constitution
- C) State tax statutes
- D) All of the above

Question 171 0 / 1 point

Governments are allowed to tax which of the following items?

- A) Real property
- B) Personal property
- C) Automobiles
- D) All of the above

Question 172 0 / 1 point

When a property falls into this category, property owners are not required to pay taxes.

- A) Exclusions
- B) Disclosures
- C) Variations
- D) Exemptions

Question 173 0 / 1 point

Which of the following is not generally recognized as a tax exemption?

- A) Homestead exemption
- B) Nonprofit exemption
- C) Personal exemption
- D) Charitable exemption

Question 174

0 / 1 point

This provision allows a homeowner to protect a certain amount of value from taxation.

- A) Charitable exemption
- B) Homestead exemption
- C) Personal exemption
- D) Nonprofit exemption

Question 175

0 / 1 point

Local governments are not required to pay taxes because of:

- A) Charitable deduction
- B) Nonprofit exemption
- C) Government employee exclusions
- D) Government exemptions

Question 176

0 / 1 point

A life estate measured by the life of a person other than the life tenant.

- A) Life estate for years
- B) Life estate pro hac vice
- C) Life estate pur autre vie
- D) Estate from year to year

Question 177

0 / 1 point

Some governments create tax incentives to attract businesses to their communities. What are these incentives called?

- A) Business coupons
- B) Enclosure areas
- C) Enterprise zones
- D) Residential zoning

Question 178

0 / 1 point

Determining an item's value for tax purposes.

- A) Operation
- B) Assessment
- C) Calculations

- D) Liquidation

Question 179 0 / 1 point

All of the following are features that a tax assessor might use to determine value for tax purposes, except:

- A) Lot size
- B) Zoning
- C) Size of buildings
- D) Taxpayer personal income

Question 180 0 / 1 point

When a taxpayer wishes to dispute an assessment, what is the most common way of doing so?

- A) A civil suit challenging the assessment
- B) Filing a criminal warrant
- C) Petition for a change in tax statutes
- D) All of the above

Question 181 0 / 1 point

A tax rate at one dollar per thousand dollars in value is:

- A) Zoning assessment
- B) Mileage rate
- C) Forced share
- D) Millage rate

Question 182 0 / 1 point

Periodic recalculation of tax value.

- A) Reassessment
- B) Division
- C) Conversion
- D) Addition

Question 183 0 / 1 point

Taxpayers who failed to pay taxes are subject to all of the following except:

- A) Interest charges
- B) Tax liens
- C) Tax auctions
- D) All of the above

Question 184 0 / 1 point

How can governments enforce tax liens?

- A) Use them as the basis for a criminal prosecution

- B) Use them to seize property without a court hearing
- ➔ C) Use them to initiate a tax auction
- D) All of the above

Question 185

0 / 1 point

Which of the following statements are true about tax liens?

- A) Tax liens can prevent the sale of real property
- B) Tax liens can be enforced against subsequent owners
- C) Tax liens enjoy higher priority than other claims on the property
- ➔ D) All of the above

Question 186

0 / 1 point

What does a successful bidder at a tax auction receive?

- A) A quitclaim deed to the property
- B) A special warranty deed to the property
- ➔ C) A commissioners or sheriff's deed to the property
- D) A general warranty deed to the property

Question 187

0 / 1 point

Why would a person bid on property at a tax auction?

- A) Because it would provide basis for a claim of adverse possession
- B) Because the government will reimburse the person for any money spent
- ➔ C) Because he or she will receive title to the property if the owner fails to repay the taxes plus interest
- D) None of the above

Question 188

0 / 1 point

Modern real estate law still reflects its roots in what era?

- ➔ A) The Middle Ages
- B) The Stone Age
- C) The 20th century
- D) The Colonial period

Question 189

0 / 1 point

The right of a cotenant to take fee simple title to property on the death of the other cotenant.

- A) Right of statute
- ➔ B) Right of survivorship
- C) Fee simple
- D) Closure

Question 190

0 / 1 point

A joint tenancy available to married couples.

- A) Tenancy by domestic arrangement
- B) Tenancy by partnership
- C) Tenancy by marriage
- D) Tenancy by entirety

Question 191

0 / 1 point

A type of concurrent ownership among business partners, with the right of survivorship.

- A) Tenancy by corporation
- B) Tenancy by limited partnership
- C) Tenancy by partnership
- D) Tenancy by business

Question 192

0 / 1 point

The right of cotenants to divide up property according to their ownership interests.

- A) Accord
- B) None of the above
- C) Partition
- D) Release

Question 193

0 / 1 point

Which of the following is a right that a fee simple owner has?

- A) The right to make a gift of the property to another
- B) The right to put the property up for sale
- C) The right to raise crops on the property and to sell those crops
- D) All of the above are rights that fee simple owners possess

Question 194

0 / 1 point

Fee simple ownership is often described as:

- A) A quarrel between neighbors
- B) A board
- C) A bundle of rights
- D) A flock of birds

Question 195

0 / 1 point

A term that originated in England, it was the emblem of the owner's obligation to provide military or tax support to the King.

- A) Fee
- B) Claim

- C) Surety
- D) Providence

Question 196 0 / 1 point

Why are conditional fee arrangements, such as fee simple determinable and fee simple on a condition subsequent, rarely used in modern legal practice?

- A) Because they are illegal in all states
- B) Because they create legal problems
- C) Because there are other , more efficient ways of achieving the same goal
- D) B and C, but not A

Question 197

0 / 1 point

The person who possesses a life estate:

- A) The life pendant
- B) The life offeree
- C) The life remainderman
- D) The life tenant

Question 198 0 / 1 point

Under this legal concept, a surviving spouse is automatically granted a life estate in the martial residence and has other rights to checking and deposit accounts, retirement accounts and other issues that arise under estate proceedings.

- A) Life estate determinable
- B) Impersonal share
- C) Statutory share
- D) Processional

Question 199 0 / 1 point

The old common-law rule that "possession is 9/10 of the law" applies to what areas of law?

- A) Personal property only
- B) Real property only
- C) Neither real nor personal property
- D) Both real and personal property

Question 200 0 / 1 point

A property description can refer to other documents, with certain conditions. Which is one of those conditions?

- A) That the other document is typed
- B) That the other document has not been recorded in the public records
- C) That the other document is a contract

- D) That the other document makes the property description complete

Question 201

0 / 1 point

Oral testimony offered to prove an element in a written document.

- A) Parol evidence rule
- B) General warranty rule
- C) Signed and Agreed rule
- D) Hearsay rule

Question 202

0 / 1 point

In a metes and bounds description, what are "bounds?"

- A) Direction
- B) Compass heading
- C) Distance
- D) None of the above

Question 203

0 / 1 point

Most metes and bounds descriptions begin at a specific point. What is the point called?

- A) The point of beginning
- B) The point of course
- C) The point of ascendancy
- D) The point of metes and bounds

Question 204

0 / 1 point

Most metes and bounds descriptions are given to three points: Minutes, Degrees and :

- A) Hours
- B) Seconds
- C) Portions
- D) Variations

Question 205

0 / 1 point

Real property interests are transferred by what document?

- A) Bill of lading
- B) Receipt
- C) None of the above
- D) Deed

Question 206

0 / 1 point

How long is a "chain?"

- A) 33 feet

- B) 88 feet
- C) 100 feet
- ➔ D) 66 feet

Question 207 0 / 1 point

Which two tools are essential to drawing a metes and bounds description?

- ➔ A) A ruler and a compass
- B) A ruler and an abacus
- C) A calculator and a ruler
- D) A tape measure and an angle measure

Question 208

0 / 1 point

Under this Act, the federal government created a system for surveying vast tracts of land that it planned to give away to new homesteaders.

- ➔ A) The Public Land Act of 1785
- B) The Uniform Land Trade Act of 1802
- C) The Public Acquisitions Act of 1763
- D) The Land Reform Act of 1912

Question 209

0 / 1 point

Drawings prepared by surveyors.

- ➔ A) Plats
- B) Mattes
- C) Holograms
- D) Speculations

Question 210

0 / 1 point

Originally created in Australia as a land registration system; it later spread to the United States and was adopted by many states.

- ➔ A) The Torrens System
- B) The Gilbert System
- C) The Adelaide System
- D) The Highland System

Question 211

0 / 1 point

The gradual deposit of soil on an owner's property that expands the total size of the parcel.

- A) Erosion
- B) Reliction
- ➔ C) Accretion

- D) Avulsion

Question 212 0 / 1 point

Ownership interests in real property are required to be transferred in writing because of:

- A) The Statute of Frauds
- B) The Doctrine of Laches
- C) Statutes of Limitation
- D) All of the above

Question 213

0 / 1 point

The gradual exposure of dry land by receding waters.

- A) Erosion
- B) Reliction
- C) Avulsion
- D) Accretion

Question 214 0 / 1 point

The contract law element that requires that both parties to the contract know and understand the material features of the contract.

- A) Mutual convenience
- B) Mutual assent
- C) Mutual adverse
- D) Mutual commitment

Question 215

0 / 1 point

A contract party's ability to know and understand the consequences of entering into a legal contract.

- A) Assertion
- B) Mutual assent
- C) Consideration
- D) Capacity

Question 216

0 / 1 point

Which of the following is NOT a requirement of a legally valid will?

- A) Witnessed
- B) Signed by testator
- C) In writing
- D) All of the above are requirements of a legally valid will.

Question 217

0 / 1 point

This type of will is one that the testator writes out in his or her own handwriting and signs.

- A) Intestate statement
- B) Holographic will
- C) Visionary will
- D) Testamentary will

Question 218

0 / 1 point

The transfer property in a will

- A) Transfer
- B) Devise
- C) Beget
- D) None of the above

Question 219

0 / 1 point

A person named in a will that the testator intends to receive an interest in property.

- A) Tenant
- B) Beneficiary
- C) Trustee
- D) Grantor

Question 220

0 / 1 point

A person who dies without a will.

- A) Inviolate
- B) Testate
- C) Probate
- D) Intestate

Question 221

0 / 1 point

What is the practical outcome when items are classified as real property?

- A) It is not necessary to describe them in the deed
- B) A receipt is necessary to transfer ownership
- C) It is necessary to list them separately in a bill of lading
- D) The statute of limitations will not apply to the transaction

Question 222

0 / 1 point

A person who dies with a will.

- A) Intestate
- B) Testate
- C) Probate

- D) Inviolate

Question 223 0 / 1 point

The process of donating land to the government for a specific use.

- A) Eminent domain
- B) Condemnation
- C) Surety
- D) Dedication

Question 224 0 / 1 point

An action brought by a lending institution or some other party who has received property interest as part of the financial arrangement to purchase real property.

- A) Condemnation
- B) Escheat
- C) Dedication
- D) Foreclosure

Question 225 0 / 1 point

Foreclosure brought pursuant to a mortgage agreement.

- A) Eminent domain foreclosure
- B) Non-Judicial foreclosure
- C) Judicial foreclosure
- D) Required foreclosure

Question 226 0 / 1 point

When a borrower fails to live up to the agreements in the mortgage, such as failing to make regular, monthly payments on the loan, the borrower is considered to be in _____ on the loan.

- A) Consideration
- B) Fulfillment
- C) Default
- D) Violation

Question 227 0 / 1 point

This is the borrower's right to purchase his or her own property at the foreclosure auction or to pay off the loan balance prior to the auction to prevent foreclosure in the first place.

- A) Fee
- B) Seizin
- C) Action
- D) Redemption

Question 228 0 / 1 point

The financing arrangement used in states like Colorado where mortgages are not common.

- A) U.U.C. financing statement
- B) Warranty deed
- C) Deed of Trust
- D) Special warranty deed

Question 229

0 / 1 point

Which of the following characteristics is not unique to real property?

- A) Statute of frauds applies to all sales
- B) Ownership is proven by a deed
- C) It is often taxed
- D) The term "real property" always refers to land and anything permanently attached to land

Question 230

0 / 1 point

Transfer of title to local government when a person dies without heirs.

- A) Reversion
- B) Foreclosure
- C) Eminent domain
- D) Escheat

Question 231

0 / 1 point

The process of attaching a fixture to real property.

- A) Acquisition
- B) Acknowledgement
- C) Attestation
- D) Annexation

Question 232

0 / 1 point

Under this court-created test, personal property is considered to be a fixture when the item is essential for the use of the real property.

- A) Reasonableness test
- B) Mistreatment test
- C) Use test
- D) Intent test

Question 233

0 / 1 point

The right to use part of another parcel of land, even though he or she has no ownership interest in it.

- A) Trade fixture
- B) Satisfaction
- C) Easement

- D) Lien

Question 234 0 / 1 point

Which of the following is a correct statement about trade fixtures?

- A) Trade fixtures cannot be used on commercial property
- B) Trade fixtures are not legally valid
- C) Trade fixtures can be removed, even when they cause extensive damage to property.
- D) Trade fixtures are essentially the same as any other type of fixture

Question 235

0 / 1 point

Which of the following is an example of an easement?

- A) Driveway
- B) Utility access
- C) Path
- D) All of the above are examples of easements

Question 236

0 / 1 point

Ted has an easement across Mary's property. Which of the following terms best describes Ted's property?

- A) Ted's property is the dominant estate
- B) Ted's property is the beneficiary estate
- C) Ted's property has no particular legal designation
- D) Ted's property is the servient estate

Question 237

0 / 1 point

In the previous question, how would you characterize Mary's estate?

- A) Mary's property is the dominant estate
- B) Mary's property is the beneficiary estate
- C) Mary's property has no particular legal designation
- D) Mary's property is the servient estate

Question 238

0 / 1 point

Which of the following is not a unique physical characteristic of real property?

- A) Buyers must often obtain financing to purchase it
- B) The laws governing particular tracts depend on where the tract is located
- C) No two pieces are identical
- D) Land is fixed and immovable

Question 239

0 / 1 point

The right of an adjoining landowner to use a portion of another parcel for his or her own benefit.

- A) Appurtenant estate

- B) Future easement
- C) Easement in gross
- D) Fixture easement

Question 240

0 / 1 point

This type of easement involves two parcels of land:

- A) Subjugated easement
- B) Traverse easement
- C) Appurtenant easement
- D) Easement in gross

Question 241

0 / 1 point

The phrase that describes the fact that easements automatically transfer when the property is transferred.

- A) Continuous development
- B) Res judicata
- C) Run with the land
- D) Pro hac vice

Question 242

0 / 1 point

Under this method to create an easement, the seller might simply insert a provision in the deed specifying that an easement be created on the recently sold property.

- A) Implication
- B) Deed reservation
- C) Prescription
- D) All of the above

Question 243

0 / 1 point

A court created easement.

- A) Easement by decision
- B) Easement by tenancy
- C) Easement by necessity
- D) Easement by partnership

Question 244

0 / 1 point

The combination of two formerly separate tracts into a single unit.

- A) Partition
- B) Accretion
- C) Division
- D) Merger

Question 245 0 / 1 point

The right granted to a specific individual to come on to someone else's property for a specific purpose.

- A) Profit
- B) Easement
- C) License
- D) None of the above

Attempt Score: 1 / (0.41
245 %)