# Colorado State Real Estate License Exam

**Section:** Colorado Real Estate Exams • **Total Questions:** 10 • **Format:** Verified Q&A

**1. A seller REQUIRES in the listing agreement that a custom ceiling fan installed in a property NOT be included in the sale of the property. When adding this exclusion to the Contract to Buy and Sell Real Estate, the licensee MUST**

**(A)** Use a different type setting to differentiate the provision
**(B)** Obtain prior written permission from the buyer
**(C)** Require the seller or an attorney for the seller to add the provision to the contract
**(D)** Use the words OMITTED AS INAPPLICABLE

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**2. After considering the market data, cost, and income approaches to value, an appraiser reaches a final value estimate for an apartment building through a process of**

**(A)** reconciliation
**(B)** reconsideration
**(C)** reproduction
**(D)** resolution

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**3. A counterproposal**

**(A)** Is a rejection of the proposed contract
**(B)** Adds to the terms and conditions of the contract
**(C)** Changes the terms and conditions of the contract
**(D)** Must be used to modify the Contract to Buy and Sell Real Estate

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**4. Regulation Z primarily ensures that**

**(A)** borrowers are given meaningful information about the cost of credit
**(B)** borrowers know the amount of funds to bring to the closing
**(C)** lenders make credit available with fairness and impartiality
**(D)** lenders do not restrict the number of loans in any geographical area

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**5. Which of the following most likely exceeds an apartment manager's responsibilities?**

**(A)** having the elevator in the building repaired
**(B)** maintaining the building's exterior
**(C)** adjusting rent based on a tenant's circumstances
**(D)** entering a tenant's apartment to repair plumbing

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**6. Improvements installed on leased premises by tenants to enable or enhance the tenants' practice of their profession are called**

**(A)** fixtures
**(B)** easements
**(C)** emblements
**(D)** trade fixtures

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**7. In his will, a father left an income property to his three sons. Edward was left a 51% share, Thomas was left a 29% share, and Joseph was left a 20% share. Which of the following statements is true?**

**(A)** Because all three heirs acquired ownership at the same time and by the same title instrument, this is a joint tenancy.
**(B)** If Edward dies, his brothers will inherit his share proportionately.
**(C)** Because Edward owns a majority interest, he can sell the whole property without the consent of his brothers.
**(D)** Any owner can sell his share without the consent of the others.

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**8. Which of the following statements is CORRECT about real property transactions?**

**(A)** Disputes arising from verbal agreements can only be resolved by a court of law
**(B)** Contracts for leasing a property for longer than six months must be in writing or the contract shall be void
**(C)** Colorado Law provides that all agency agreements be in writing
**(D)** Evidence of prior oral or written agreements is always acceptable as evidence to the court when contesting an agreement

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**9. With reference to a loan, the principal is the**

**(A)** total amount of money borrowed
**(B)** legal term for the borrower of funds
**(C)** lien theory on which the transaction is based
**(D)** total amount of money paid by the borrower to the lender

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**10. Which of the following phrases may legally be used in a rental advertisement?**

- **(A)** no children
- **(B)** no pets, no exceptions
- **(C)** family home
- **(D)** three bedrooms