

New Jersey Real Estate License Exam

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

1. An example of modular construction is

- (A) prefabricated housing.
 - (B) an apartment building.
 - (C) a home used as a model.
 - (D) a log cabin.
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2. Minors are held liable for real estate contract obligations if they

- (A) are at least 15 years of age
 - (B) have the contract notarized
 - (C) graduated from high school.
 - (D) have their guardian co-sign.
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3. During a showing of an occupied home, a buyer's agent noticed that while running the hot water tap, the water remained cold. In this situation, the licensee should

- (A) tell the client about the cold water.
 - (B) recommend the client not buy the property.
 - (C) call the seller to inquire about the water heater.
 - (D) continue to show the property without mentioning the cold water.
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4. A real estate brokers maintained place of business MUST conspicuously display on the exterior the brokers name and the word(s):

- (A) Realtor
 - (B) Real Estate Broker
 - (C) Licensed Real Estate Broker
 - (D) Licensed Realtor
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5. A house has a market value of \$150,000. The assessed value is 50% of true cash value. What are the annual real estate taxes if the tax levy is 51½ mills?

- (A) \$1,538
 - (B) \$3,844
 - (C) \$5,854
 - (D) \$7,688
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6. Two parcels of land priced at \$2,100 per acre were purchased. One parcel was 5 acres in size, and the other was 1 square mile in size. How much should these two parcels have cost together

- (A) \$766,000
 - (B) \$914,760
 - (C) \$1,060,500
 - (D) \$1,364,500
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7. Which of the following situations is an example of blockbusting?

- (A) A licensee urges homeowners to sell before members of a certain ethnic group move into the neighborhood.
 - (B) A licensee directs prospective buyers only to properties owned by others of the same race.
 - (C) A lending institution buys all of the houses on a block.
 - (D) A lending institution adheres to a blanket policy of refusing to make mortgage loans on any property in a particular neighborhood.
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8. A client is considering listing an industrially zoned 10-acre site. It has been vacant for several years and was formerly used as an automobile junkyard. What would a responsible real estate licensee recommend the seller consider obtaining prior to putting the property on the market?

- (A) a radon measurement analysis
 - (B) an environmental site assessment
 - (C) an electromagnetic field determination
 - (D) an air quality report from the Environmental Protection Agency
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9. A seller is unhappy with the effort being put forth by the listing broker and wishes to terminate the listing and relist the property. The seller has contacted a different broker to discuss the listing. How shall the second broker advise the seller?

- (A) Tell the seller to ask the listing broker to agree to terminate the listing. Agency is a bilateral relationship which may be terminated by mutual agreement of the parties.
 - (B) Tell the seller to send certified notice to the listing broker terminating their relationship. A listing is a unilateral contract which may be terminated at any time by the principal.
 - (C) Advise the seller to record a notice of termination at the registrar of deeds
 - (D) thereby severing all connections with the listing broker and permitting the seller to enter into a new listing agreement.
 - (E) The seller may withdraw the listing from the local MLS and enter into a listing agreement with a new broker at anytime
 - (F) as a listing is a service contract and may be terminated whenever the service being rendered is unsatisfactory.
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10. A tenant leased a building for use as a bookstore, and the tenant installed wall-mounted shelving. Is the tenant permitted to remove the shelving?

- (A) Yes, because the shelving is a trade fixture.
- (B) Yes, because the shelving is real property.
- (C) No, because the shelving becomes an emblem.
- (D) No, because installed fixtures become the property of the owner.