

Alpha College of Real Estate
Real Estate Law Correspondence/Online Continuing and Post Licensing Education
Course Exam

1. Factors to be considered in determining whether the supervision of a branch office is reasonable and adequate:
 - a. Proper handling of escrow deposits.
 - b. Advertising
 - c. Agency relationships
 - d. All of the above

2. Any changed of name or address must be reported to the board within:
 - a. 1 year
 - b. 30 days
 - c. 3 months
 - d. 1 month

3. When a principal broker is discharged or in any way terminated, his firm must notify the board and return the license within:
 - a. 24 hours
 - b. 5 business days
 - c. 10 business days
 - d. 3 business days

4. All advertising for a listing must be under the direct supervision of:
 - a. The principal broker or the supervising broker.
 - b. The seller.
 - c. The licensee.
 - d. Both A and B.

5. If a licensee knows or should have known that he, any member of his family, his firm or member of firm, or any entity in which he has ownership, is attempting to acquire real property through purchase or lease and the licensee is a party to the transaction, the licensee:
 - a. Has no obligation to inform the owner.
 - b. Must disclose that information to the owner verbally.
 - c. Must disclose that information to the owner in writing.
 - d. None of the above.

6. Which of the following actions constitute a conflict of interest?
 - a. Failing to act as a real estate broker or salesperson in such a manner as to safeguard the interests of the public.
 - b. Being active with or receiving compensation from a real estate broker other than the licensee's principal broker.
 - c. Both A and B
 - d. None of the above.

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7. Failing as a licensee to tender promptly to the buyer and seller every written offer, counter offer, and rejection to purchase is considered:
 - a. Improper dealing
 - b. Misrepresentation/omission
 - c. Improper brokerage commission
 - d. Conflict of interest

8. Common area, as defined in condo law means:
 - a. Property within a development, which is owned, leased or required to be maintained or operated by a property owners' association.
 - b. Real property located within this Commonwealth subject to a declaration.
 - c. Any plot or parcel of land designated for separate ownership or occupancy.
 - d. Unincorporated entity upon which responsibilities are imposed.

9. Where can asbestos be found?
 - a. Around furnaces
 - b. Ceiling tiles
 - c. Pipe wrapping
 - d. All of the above

10. Asbestos is harmful when:
 - a. Touched
 - b. Inhaled
 - c. A and B
 - d. None of the above

11. Formaldehyde is a:
 - a. Purple chemical.
 - b. Colorless chemical, which is not safe for animals.
 - c. Chemical which is safe for animal contact but not humans.
 - d. Colorless chemical, which is safe for both humans and animals.

12. Lead can usually be found in which areas of the home?
 - a. Paint chips
 - b. Woodwork
 - c. Carpet
 - d. Both a and b

13. Symptoms of lead poisoning include, but are not limited to:
 - a. Vomiting
 - b. Headaches
 - c. Crankiness
 - d. All of the above

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14. The EPA estimates that about _____% of all underground water tanks , nationwide, are leaking and discharging hazardous material.
- a. 40
 - b. 50
 - c. 25
 - d. 88
15. Electro Magnetic Fields (EMF) can produce radioactive waves which can be dangerous within:
- a. 500 feet
 - b. 500 yards
 - c. 1000 feet
 - d. 1000 yards
16. Mold can grow on:
- a. Only porous surfaces
 - b. Only non porous surfaces
 - c. Almost all surfaces
 - d. Only foods
17. The best way to handle mold is:
- a. Moisture control
 - b. Using a lot of bleach
 - c. Removing all molded surfaces
 - d. Both B and C
18. All of the following are good ways to control moisture, **EXCEPT**:
- a. Keep water sloping towards the home.
 - b. Fix leaky pipes
 - c. Place a plastic cover in the crawl space.
 - d. All of the above
19. If insulated air ducts become wet or moldy:
- a. Call a specialist to clean them immediately.
 - b. They must be removed and replaced.
 - c. Spray with an anti-microbial,
 - d. Air dry them with a fan and wipe them down.
20. The one goal of the EPA Section 404 enforcement program are:
- a. Deter violations.
 - b. Treat the regulated community fairly and equitable.
 - c. Protect the environment and human health.
 - d. All of the above.