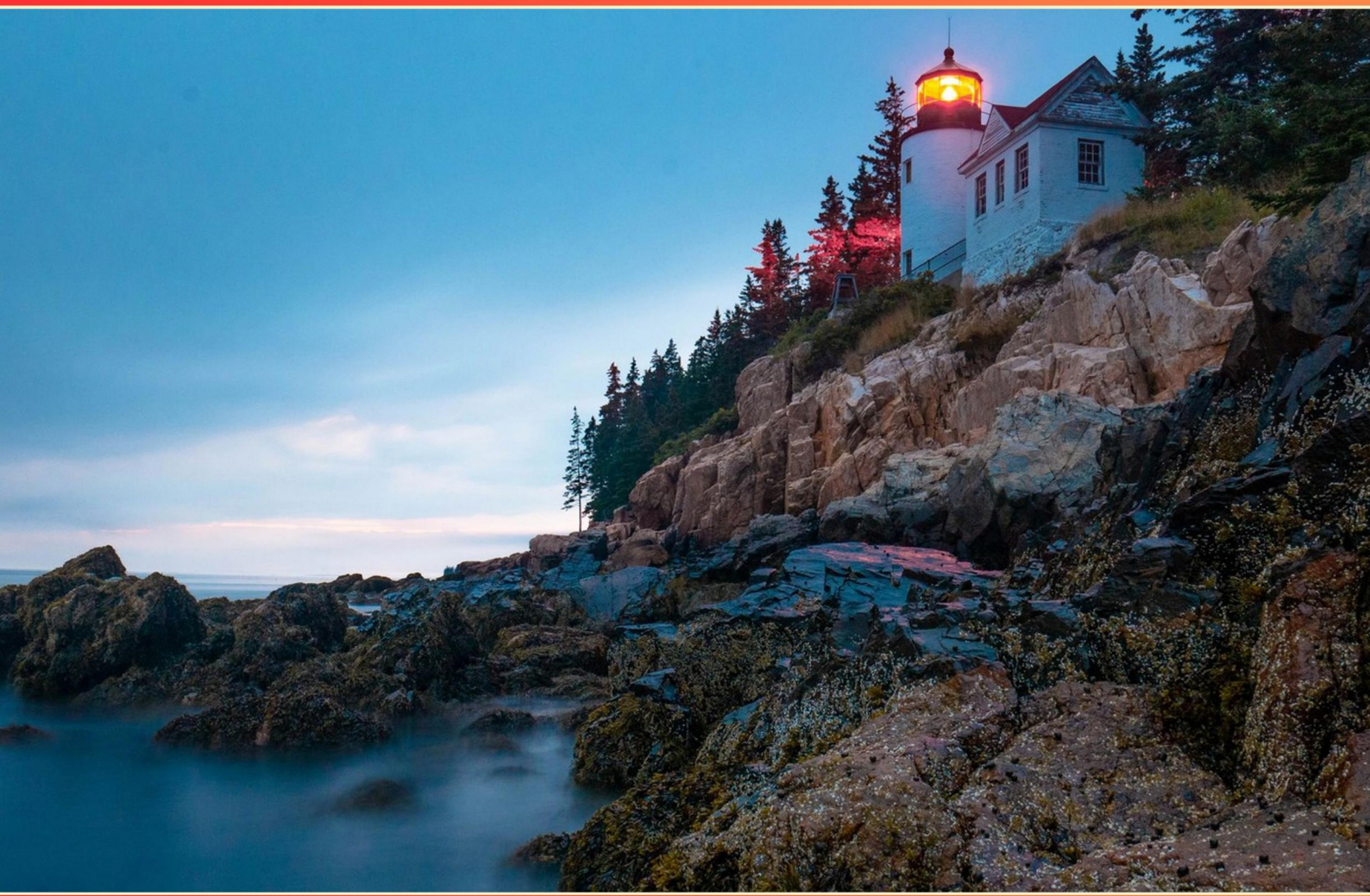
MAINE REAL ESTATE LICENSE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

VISIT US ONLINE FOR THE FULL VERSION STUDY GUIDE

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

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How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

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Questions

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1. What is the definition of a Great Pond?

A. Natural or man-made water body consisting of 20 acres or more

B. Inland body of water, surface area greater than 10 acres (if man-made pond, surface area greater than 30 acres)

C. Coastal body of water located in the Shoreland Zone consisting of 10 acres or more of a man-made surface

D. Any body of water with a surface area greater than 20 acres

2. What occurs when Lucious Augustus Winberry dies concerning his farm?

A. The will creates a subdivision that must be approved

B. No subdivision is created since there are no buildings on the property

C. No subdivision is created since it was done by devise

D. The legal subdivision can be successfully challenged by the abutters

3. What must not be disclosed about a furnace?

A. Age

B. Location

C. Malfunctions within the last 3 years

D. Annual fuel consumption

4. What defines "real estate brokerage" under Maine laws?

A. A lengthy practice period of real estate services

B. Working exclusively for one client

C. Conducting real estate services for compensation

D. An organization providing real estate services

5. Shoreland areas include land within how many feet of the normal high water line of a Great Pond?

A. 250 ft from the low water line

B. 250 ft from the high water line

C. 75 ft from the low water line

D. 75 ft from the high water line

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6. When a landlord advertises a rental unit in a discriminatory manner, what is the legal implication?

A. It is permissible due to owner-occupied exemption

B. It is permissible as she is not using a licensee

C. It is illegal under fair housing laws

D. It is advised against, but not unlawful

7. For how many years is an Associate Broker license valid for?

A. 1

B. 2

C. 4

D. 5

8. What is NOT a reason the Land Use Planning Commission (LUPC) would deny a project?

A. Environmental impact assessments

B. Potential construction noise

C. Non-compliance with zoning regulations

D. Lack of community support

9. Which deed restriction is considered invalid?

A. Limitations on materials used

B. Limitations on types of future development

C. Limitations on persons of a certain race

D. Limitations on future subdivisions

10. What power does the Maine Real Estate Commission have?

A. Suspend or revoke a real estate license

B. Impose a criminal penalty of up to $10,000 and one year in jail

C. Do nothing, all penalties must be decided in court

D. Set fees of any amount

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Answers

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1. B
2. C
3. C
4. C
5. B
6. C
7. B
8. B
9. C
10. A

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Explanations

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1. What is the definition of a Great Pond?

A. Natural or man-made water body consisting of 20 acres or more

B. Inland body of water, surface area greater than 10 acres (if man-made pond, surface area greater than 30 acres)

C. Coastal body of water located in the Shoreland Zone consisting of 10 acres or more of a man-made surface

D. Any body of water with a surface area greater than 20 acres

The definition of a Great Pond, particularly in the context of Maine law, accurately describes an inland body of water that has specific size requirements. According to Maine regulations, a Great Pond is defined as an inland body of water with a surface area greater than 10 acres. However, if the pond is man-made, the surface area must be greater than 30 acres for it to qualify as a Great Pond. This distinction is important for environmental regulations and land use planning, as Great Ponds receive certain protections and management guidelines. The other options either broaden the definition improperly or misrepresent the required acreage for classification. For instance, while option A includes man-made ponds and specifies a size of 20 acres or more, it does not differentiate based on whether the water body is natural or man-made, which is crucial in the definition. Option C incorrectly characterizes the context of a Great Pond, focusing on coastal bodies rather than inland bodies, which is inconsistent with the definition. Option D generalizes the classification to any body of water greater than 20 acres, neglecting the specific criteria related to inland versus man-made designations that are central to the correct definition.

2. What occurs when Lucious Augustus Winberry dies concerning his farm?

A. The will creates a subdivision that must be approved

B. No subdivision is created since there are no buildings on the property

C. No subdivision is created since it was done by devise

D. The legal subdivision can be successfully challenged by the abutters

When Lucious Augustus Winberry dies, the aspect of the subdivision is closely tied to the legal terms of property transfer as outlined in his will. In cases where property is transferred through a devise (a legal term referring to the transfer of real property via a will), there are distinct legal implications. A subdivision, which typically refers to the division of land into smaller plots, would not automatically take effect simply because of Winberry's death. Instead, the property would be handled according to his will's provisions. If it stipulates that the property must remain intact or indicates specific development plans, the desire or intent to create a subdivision could lack legal grounding. Therefore, because the property in question is addressed through a devise in a will, this prevents the automatic creation of a subdivision. The will itself delineates how the land should be treated, making it clear that no subdivision arises since it is governed by the executory terms of the will. This understanding preserves the integrity of the intended use outlined by the deceased.

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3. What must not be disclosed about a furnace?

A. Age

B. Location

C. Malfunctions within the last 3 years

D. Annual fuel consumption

The correct answer focuses on the concept of material fact and the obligations within real estate transactions regarding property disclosures. When it comes to disclosures about a furnace, the age, location, and annual fuel consumption are all relevant pieces of information that potential buyers can use to evaluate the property. However, information about malfunctions within a specific timeframe, such as the last three years, can introduce complications related to liability and the subjective interpretation of what constitutes a 'malfunction.' Disclosing malfunctions might imply ongoing issues or lead to legal repercussions if the furnace fails after the sale, even if properly maintained since the reported issues. Thus, while general information about the furnace can be provided, detailed disclosures regarding past performance issues, especially those that aren't recent or could be seen as general wear and tear, are not typically required. This ensures sellers are not inadvertently exposing themselves to future claims or liabilities associated with past issues.

4. What defines "real estate brokerage" under Maine laws?

A. A lengthy practice period of real estate services

B. Working exclusively for one client

C. Conducting real estate services for compensation

D. An organization providing real estate services

The definition of "real estate brokerage" under Maine laws is grounded in the concept of conducting real estate services for compensation. This highlights that the essence of a brokerage lies in the transactional nature of the services provided—engaging in activities such as buying, selling, leasing, or managing properties with the expectation of receiving payment or a commission in return. This emphasis on compensation distinguishes real estate brokerages from other entities that might engage in real estate-related tasks without the intent to earn financial reward. The other options do not capture the core definition as precisely. For instance, the notion of a lengthy practice period focuses on experience rather than the essential characteristic of providing services for compensation. Similarly, working exclusively for one client may reflect a particular arrangement but doesn't define brokerage as a general practice. Lastly, while an organization providing real estate services does relate to brokerage, the critical element that solidifies its definition lies in the compensation aspect.

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5. Shoreland areas include land within how many feet of the normal high water line of a Great Pond?

A. 250 ft from the low water line

B. 250 ft from the high water line

C. 75 ft from the low water line

D. 75 ft from the high water line

Shoreland areas are essential for maintaining the ecological integrity of water bodies, such as Great Ponds, and are closely regulated. In the context of Maine's regulations, the definition of shoreland areas specifically includes the land that lies within 250 feet from the normal high water line of a Great Pond. This designation is crucial for environmental protection, as it helps to manage activities in proximity to these sensitive areas, such as construction and land use, in order to preserve water quality, wildlife habitats, and the natural landscape. The choice of 250 feet reflects an effort to create a buffer zone that helps mitigate the impact of development and human activity on these important ecosystems. The incorrect options reference boundaries related to low water lines or shorter distances from the high water line, which do not align with Maine's established criteria for shoreland zoning around Great Ponds. Hence, recognizing the correct buffer of 250 feet from the high water line is vital for anyone navigating Maine's real estate and environmental regulations.

6. When a landlord advertises a rental unit in a discriminatory manner, what is the legal implication?

A. It is permissible due to owner-occupied exemption

B. It is permissible as she is not using a licensee

C. It is illegal under fair housing laws

D. It is advised against, but not unlawful

When a landlord advertises a rental unit in a discriminatory manner, it is illegal under fair housing laws. These laws are designed to prevent discrimination based on protected characteristics such as race, color, national origin, religion, sex, familial status, and disability. By advertising in a way that discriminates against potential tenants based on these characteristics, the landlord is violating these federal and state laws, which serve to promote equality and fairness in housing opportunities. Discriminatory advertising can manifest through language that suggests a preference or restriction based on these protected characteristics, which is explicitly prohibited. Violating fair housing laws can lead to significant legal ramifications, including fines, lawsuits, and damage to the landlord's reputation. The other choices involve conditions that do not exempt a landlord from adhering to fair housing laws. The owner-occupied exemption, for instance, does not apply when discriminatory practices are evident in advertising. Similarly, acting without a licensee does not provide a legal shield against discriminatory practices. Lastly, mere advice against such actions without the legal backing does not escape the obligation to comply with fair housing regulations.

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7. For how many years is an Associate Broker license valid for?

A. 1

B. 2

C. 4

D. 5

An Associate Broker license in Maine is valid for two years. This validity period aligns with many states' practice of setting a renewal cycle for real estate licenses, allowing professionals to stay current with market trends and legal changes in the industry. During this two-year period, license holders are also required to complete continuing education courses to renew their licenses, which helps to ensure that they remain knowledgeable and competent in their practice. This requirement emphasizes the importance of ongoing professional development in maintaining the highest standards of service in real estate transactions.

8. What is NOT a reason the Land Use Planning Commission (LUPC) would deny a project?

A. Environmental impact assessments

B. Potential construction noise

C. Non-compliance with zoning regulations

D. Lack of community support

The rationale behind selecting that option as the answer lies in the fact that construction noise, while potentially disruptive, is generally considered an acceptable outcome of development projects and may not be a primary factor in a project's approval or denial by the Land Use Planning Commission (LUPC). The LUPC's main focus is typically on broader impacts, such as environmental effects, adherence to zoning regulations, and the level of community support for proposed developments. Environmental impact assessments are essential as the LUPC evaluates how a project may affect local ecosystems, wildlife, and natural resources. Non-compliance with zoning regulations is critical as adherence ensures that projects align with established land use plans and protect the integrity of the area. Lastly, a lack of community support often indicates potential social or political challenges, leading to increased scrutiny from the commission regarding how the project may affect local residents and community dynamics. In summary, while construction noise is a concern, it does not carry the same weight in the decision-making process of the LUPC regarding project approvals compared to the other factors listed.

9. Which deed restriction is considered invalid?

A. Limitations on materials used

B. Limitations on types of future development

C. Limitations on persons of a certain race

D. Limitations on future subdivisions

The acknowledgment that limitations on persons of a certain race are considered invalid aligns with fundamental principles of fair housing and anti-discrimination laws. Such restrictions are in direct violation of laws such as the Fair Housing Act, which prohibits discrimination based on race, color, religion, sex, national origin, familial status, and disability. These laws are designed to promote equal opportunity in housing and prevent segregation. In the context of deed restrictions, any provisions that uphold discriminatory practices are not only unenforceable but also undermine the integrity and purpose of property laws aimed at fostering diversity and inclusion within communities. Consequently, while limitations on materials used, types of future development, and future subdivisions may be legitimate concerns for property owners and developers in structuring deeds, restrictions based on race have no legal standing and are invalid.

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10. What power does the Maine Real Estate Commission have?

A. Suspend or revoke a real estate license

B. Impose a criminal penalty of up to $10,000 and one year in jail

C. Do nothing, all penalties must be decided in court

D. Set fees of any amount

The Maine Real Estate Commission possesses the authority to suspend or revoke a real estate license as a means of ensuring compliance with state regulations and maintaining professional standards in the real estate industry. This power is essential for safeguarding the public interest by holding licensed professionals accountable for their actions and ensuring they adhere to ethical and legal guidelines. By having the ability to impose such penalties, the Commission can address misconduct, such as fraud, misrepresentation, or failure to meet licensing requirements, which might compromise the integrity of real estate transactions. This regulatory framework helps to cultivate a trustworthy environment for consumers and fosters professional accountability among real estate agents and brokers within the state. The other options refer to powers or actions that are not held by the Maine Real Estate Commission. For example, criminal penalties fall under the jurisdiction of the court system rather than a regulatory body like the Commission, which focuses on professional licensing issues. Similarly, while the Commission can set certain fees, there are limits and guidelines they must follow, preventing them from setting any fee of any amount without oversight.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://mainerealestate.examzify.com

We wish you the very best on your exam journey. You've got this!

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