MARYLAND REAL ESTATE LICENSE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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 incorrect about Rhetta's handling of the lead-based paint inspection report?**

   A. She only has five days to send the information to sellers.

   B. She should include photos and not just copies of the report.

   C. Condos are exempt from lead-based paint regulations.

   D. She should send the report to the condo board, not to the sellers.

2. **What is the minimum required residency duration for a Maryland Real Estate Commission member from a specific area?**

   A. At least three years.

   B. At least five years.

   C. At least seven years.

   D. Only as long as they have been licensed.

3. **If a license expires due to nonrenewal, it must be reinstated within what time period?**

   A. Within two years

   B. Within one year

   C. Within three years

   D. Within 30 days

4. **What type of license is required to act as a real estate broker in Maryland?**

   A. A sales license

   B. A broker's license

   C. An agent's license

   D. A partnership license

5. **What is a comparative market analysis (CMA)?**

   A. An assessment of a property's aesthetic appeal

   B. An estimate of a property's value based on recent sales of similar properties

   C. A report detailing a seller's financial obligations

   D. A legal document required for property appraisal

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6. How is "constructive eviction" defined in landlord-tenant relationships?

A. Failure to comply with lease terms

B. When a landlord fails to provide essential services, forcing a tenant to leave the property

C. Eviction after lease expiration

D. Direct eviction through court actions

7. Is it legal for the First Baptist Church in Annapolis to rent exclusively to Baptists?

A. Yes, as long as it does not charge more than $250 per month.

B. Yes, as long as it does not discriminate based on race, color, national origin, or familial status.

C. Yes, as long as it does not own more than two units.

D. No, this is housing discrimination.

8. Is it permissible for Grayson to pay Isla a $500 bonus from his commission?

A. Yes, but only with Jaleel's approval

B. Yes, provided all parties are notified

C. No, because licensees cannot compensate one another

D. No, bonuses must be specified in the original agreement

9. What should you do if a seller refuses to sign the agency disclosure form?

A. Tell the seller they must comply with the law.

B. Note the refusal on the disclosure form along with the date.

C. Explain that the transaction cannot proceed without acknowledgment.

D. Leave the meeting in frustration.

10. What must be included on for sale signs for ground rent properties?

A. Annual ground rent plus the full cost of capitalization.

B. Price for which the land could be purchased.

C. Annual ground rent.

D. The market value of the property.

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Answers

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

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Explanations

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1. What is incorrect about Rhetta's handling of the lead-based paint inspection report?

A. She only has five days to send the information to sellers.

B. She should include photos and not just copies of the report.

C. Condos are exempt from lead-based paint regulations.

D. She should send the report to the condo board, not to the sellers.

Rhetta's handling of the lead-based paint inspection report is indeed problematic due to the timeframe in which she must provide this information. Under federal law, when a property built before 1978 is involved in a transaction, the sellers must be given the lead-based paint disclosure pamphlet and any available reports about the presence of lead-based paint or lead-based paint hazards. This disclosure must occur within a specific period, typically no less than 10 days before the buyer is required to sign a purchase contract. The five-day timeframe mentioned in the option suggests that Rhetta is not allowing enough time for the sellers to receive and review the necessary information, which could hinder their understanding of any potential lead hazards. In contrast, providing confidential information to condo boards rather than to sellers, failing to include complete documentation such as photographs, or claiming that condominiums are exempt from lead-based paint regulations, are all misunderstandings of the requirements related to lead-based paint disclosures. Such inaccuracies could lead to legal issues, a lack of transparency, or non-compliance with safety regulations and disclosures that protect buyers.

2. What is the minimum required residency duration for a Maryland Real Estate Commission member from a specific area?

A. At least three years.

B. At least five years.

C. At least seven years.

D. Only as long as they have been licensed.

The correct choice indicates that a Maryland Real Estate Commission member must have resided in the designated area for a minimum of five years. This residency requirement is in place to ensure that the commission members have a solid understanding of the local real estate market, community needs, and the unique challenges that may arise within that specific area. A longer residency period is beneficial for fostering strong local connections and insights that contribute to effective decision-making on the commission. This requirement helps maintain a level of expertise and familiarity with the local real estate landscape, which is crucial for any governing body tasked with overseeing real estate practices in Maryland. The other options suggest shorter or longer residency durations, which do not align with Maryland's established guidelines for commission members. A duration of less than five years may not provide enough time for comprehensive knowledge and experience in the area, while a period longer than five years exceeds the necessary criteria set by the state.

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3. If a license expires due to nonrenewal, it must be reinstated within what time period?

A. Within two years

B. Within one year

C. Within three years

D. Within 30 days

When a real estate license in Maryland expires due to nonrenewal, the licensee has a specific time frame to reinstate it, which is within three years. This policy is designed to ensure that practitioners remain current with their professional standards and continue to meet the necessary qualifications for licensure. The three-year period provides a reasonable duration for individuals to complete any required continuing education courses and fulfill other reinstatement criteria that may be applicable. After this time frame, a license may be permanently forfeited, and the individual would need to undergo the full licensing process anew, which can be considerably more rigorous. The other options suggest shorter time frames, which do not align with Maryland's licensing regulations. Understanding this timeline is crucial for real estate professionals to maintain their active status and avoid the complications of having to reapply for a license from the beginning.

4. What type of license is required to act as a real estate broker in Maryland?

A. A sales license

B. A broker's license

C. An agent's license

D. A partnership license

To act as a real estate broker in Maryland, a broker's license is required. This license enables individuals to operate a real estate business, which includes overseeing real estate agents and managing real estate transactions. The requirements for obtaining a broker's license are more extensive compared to those for a sales license or agent's license, as it typically involves additional experience, education, and passing a more comprehensive examination. A sales license is primarily intended for individuals who wish to work as real estate agents under the supervision of a licensed broker. This is different from a broker's license, which signifies that the individual is qualified to operate independently. An agent's license, often referring to the same as a sales license, also does not provide the authority to broker real estate transactions autonomously. Lastly, a partnership license is not a recognized license type in real estate practice; licenses are typically issued to individuals rather than partnerships or entities. Thus, a broker's license is the correct and necessary credential for anyone seeking to function as a real estate broker in Maryland.

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5. What is a comparative market analysis (CMA)?

A. An assessment of a property's aesthetic appeal

B. An estimate of a property's value based on recent sales of similar properties

C. A report detailing a seller's financial obligations

D. A legal document required for property appraisal

A comparative market analysis (CMA) is specifically designed to provide an estimate of a property's value based on recent sales of similar properties in the area. This method involves comparing the subject property to others that have sold recently, ideally those that closely match it in terms of size, location, features, and overall condition. By analyzing these comparable properties, a real estate professional can determine a competitive price that reflects current market conditions. The process of conducting a CMA helps sellers set realistic asking prices and assists buyers in making informed offers. By leveraging recent data, the CMA reflects market trends and valuation shifts, which is crucial for effective and strategic real estate transactions. The other options highlight different aspects of real estate dealings but do not accurately define a CMA. Aesthetic appeal pertains to the visual aspects of a property and does not factor into market valuation. Financial obligations relate to a homeowner's liabilities and are not part of property valuation efforts. Meanwhile, legal documents for appraisals are typically required for formal assessments rather than for the preliminary analysis provided by a CMA. Thus, the focus of a CMA is distinctly on estimating value through comparative analysis rather than these other facets.

6. How is "constructive eviction" defined in landlord-tenant relationships?

A. Failure to comply with lease terms

B. When a landlord fails to provide essential services, forcing a tenant to leave the property

C. Eviction after lease expiration

D. Direct eviction through court actions

Constructive eviction refers to a situation in landlord-tenant relationships where a landlord fails to provide essential services—such as heat, water, or adequate repairs—making the living conditions uninhabitable for the tenant. In such cases, the tenant is effectively forced to leave the property due to the landlord's negligence or failure to uphold their responsibilities under the lease agreement. This is a critical tenant protection concept in real estate law, as it allows tenants to assert their rights and take action if their living environment becomes intolerable. When essential services are not provided, and the tenant is compelled to vacate the premises, it is viewed legally as if the landlord has evicted the tenant, even though no formal eviction procedures were taken. The other options relate to aspects of rental agreements and eviction processes but do not capture the essence of what constructive eviction entails. For example, simply failing to comply with lease terms does not specifically address the landlord's obligation to maintain a habitable environment. Similarly, eviction after lease expiration or through court actions does not encompass the concept of constructive eviction, which hinges on the tenant's forced departure due to inadequate living conditions imposed by the landlord's actions or inactions.

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7. Is it legal for the First Baptist Church in Annapolis to rent exclusively to Baptists?

A. Yes, as long as it does not charge more than $250 per month.

B. Yes, as long as it does not discriminate based on race, color, national origin, or familial status.

C. Yes, as long as it does not own more than two units.

D. No, this is housing discrimination.

The correct answer is supported by the fact that religious organizations, like the First Baptist Church, are allowed to provide housing specifically to individuals of their faith, provided they comply with federal and state laws regarding discrimination. In the context of the Fair Housing Act, while religious organizations can prioritize tenants of their own faith, they must still adhere to non-discrimination policies concerning race, color, national origin, and familial status, among other protected characteristics. This allows the church to operate within the bounds of their religious beliefs while still respecting the legal protections afforded to individuals in the broader community. However, guidelines related to the number of units or the rental amounts are not pertinent to the ability of the church to prioritize Baptists as tenants as long as the church does not engage in discriminatory practices. The focus is on ensuring that the church discriminates based on religion while observing broader civil rights protections established by law.

8. Is it permissible for Grayson to pay Isla a $500 bonus from his commission?

A. Yes, but only with Jaleel's approval

B. Yes, provided all parties are notified

C. No, because licensees cannot compensate one another

D. No, bonuses must be specified in the original agreement

The response indicating that it is permissible for Grayson to pay Isla a $500 bonus from his commission as long as all parties are notified is accurate. In real estate transactions, agents can offer bonuses or incentives to one another, provided that transparency is maintained throughout the process. It's essential that all parties involved in the transaction—the buyers, sellers, and any other agents—are informed of any agreements regarding commission and bonus payments to ensure honesty and maintain trust in the transaction. This practice helps to prevent misunderstandings or disputes regarding compensation. While it is true that certain regulations may dictate the conditions under which such payments can be made, ensuring that all parties are kept in the loop about financial arrangements safeguards against ethical violations and helps uphold the integrity of the real estate profession. This practice fosters a collaborative environment among agents while adhering to legal and ethical standards within the industry.

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9. What should you do if a seller refuses to sign the agency disclosure form?

A. Tell the seller they must comply with the law.

B. Note the refusal on the disclosure form along with the date.

C. Explain that the transaction cannot proceed without acknowledgment.

D. Leave the meeting in frustration.

Noting the refusal on the disclosure form along with the date is a critical step in adhering to legal requirements in real estate transactions. The agency disclosure form is designed to inform the seller about their rights and the nature of the agency relationship. When a seller refuses to sign, documenting this refusal helps to create a clear record of events, which can protect all parties involved in case of future disputes or misunderstandings. By recording the refusal, the agent can demonstrate that they fulfilled their duty to present the disclosure and that the seller was informed, even if they chose not to acknowledge it by signing. This practice also helps maintain professionalism and ensures compliance with standard procedures in real estate transactions. In contrast, demanding compliance or explaining that the transaction cannot proceed might not effectively address the seller's concerns. Leaving the meeting in frustration does not contribute to resolving the situation or fulfilling legal requirements—it's counterproductive to the real estate process. Overall, properly documenting the seller's refusal serves both as a protective measure and as a method of maintaining transparent communication throughout the transaction process.

10. What must be included on for sale signs for ground rent properties?

A. Annual ground rent plus the full cost of capitalization.

B. Price for which the land could be purchased.

C. Annual ground rent.

D. The market value of the property.

For sale signs for ground rent properties are required to include the annual ground rent plus the full cost of capitalization. This requirement serves to inform potential buyers of the financial obligations associated with a ground rent property, enabling them to make more informed decisions. Ground rent is a recurring payment made by the property owner to the owner of the land on which the property is situated, and including both the annual ground rent and the capitalization cost provides a clearer picture of the total financial layout involved. Including only the annual ground rent would not give potential buyers the complete understanding of their investment and obligations, as they would also need to consider how the capitalized value impacts their long-term ownership costs. Therefore, providing the comprehensive information that includes both elements is not only a requirement but also a best practice to promote transparency in real estate transactions involving ground rent properties.

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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://marylandrealestate.examzify.com

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

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