Real Estate Licensing Virginia-Real-Estate-Salesperson Practice Questions

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Question 1

Question Type: MultipleChoice

What is the legal doctrine by which the decedent's property will pass to the state without their consent if that individual dies without a will, a surviving spouse, lineal descendants, or other known heirs?

Options:

A- police power
B- eminent domain
C- escheat
D- variance

Answer:

C

Explanation:

This is the same as Question 100 --- likely a duplicate question. Again, the answer is escheat because property without heirs or a will reverts to the state.

Reference (Virginia Real Estate):

Same as Question 100.

Question 2

Question Type: MultipleChoice

Which option best discussions is a violation of antitrust laws and is also an anti-competitive practice?

Options:

A- two brokers discussing how to cooperate more effectively in a specific real estate transaction
B- brokers commenting on the siding color on a newly listed home in their area
C- brokers agreeing to not show a certain broker's listings to their clients because they don't

like that broker
D- two brokers discussing new laws enacted in their county

Answer:

C

Explanation:

Antitrust laws (Sherman Act, Clayton Act, and Virginia state law) prohibit anti-competitive practices in real estate. The most common violations are:

Price fixing (agreeing on commission rates)

Group boycotting (refusing to deal with a broker or vendor)

Market allocation (dividing territories/clients)

Tie-in arrangements

Here, brokers agreeing not to show another broker's listings is a group boycott, which is a violation of antitrust law.

Other options:

(A) Cooperation in a transaction = legal.

(B) Comments on siding color = legal, not antitrust.

(D) Discussing new laws = legal.

Sherman Antitrust Act, 15 U.S.C. 1--7

Virginia Real Estate Board CE Outline -- Antitrust in Brokerage

Question 3

Question Type: MultipleChoice

Siblings Meg and Jack own property together. Meg owns 60% and Jack owns 40%. If Meg dies, her share is inherited by her spouse, not Jack. Based on these facts, what kind of ownership do they have?

Options:

A- ownership in severalty
B- tenancy in common
C- tenancy by the entirety
D- joint tenancy

Answer:

B

Explanation:

Key facts:

Meg and Jack own unequal shares (60% vs. 40%).

If Meg dies, her share goes to her spouse, not Jack.

This describes tenancy in common, where:

Co-owners can hold unequal interests.

Each holds an undivided interest in the property.

No right of survivorship---each owner's share passes to their heirs or will.

Other options:

(A) Severalty = ownership by one person.

(C) Tenancy by the entirety = for married couples only.

(D) Joint tenancy = includes right of survivorship (not present here).

Reference (Virginia Real Estate):

Virginia Code 55.1-134 (Tenancy in common)

Virginia Real Estate Principles -- Ownership section

A490-02REGS.pdf -- Estates & Co-ownership curriculum

Question 4

Question Type: MultipleChoice

Alana is renting a three-bedroom home for one year. Alana is the:

Options:

A- tenant or lessee
B- holdover tenant
C- optionor
D- tenant or lessor

Answer:

A

Explanation:

Tenant/lessee = person renting property under a lease.

Alana rents the home for one year she is the tenant/lessee.

Other options:

(B) Holdover tenant -- stays after lease expires.

(C) Optionor -- person giving an option contract, not a renter.

(D) Lessor -- landlord/owner, not tenant.

Virginia Residential Landlord and Tenant Act (VRLTA), Code of Virginia 55.1-1200

Real Estate Principles -- Leasehold Estates

Question 5

Question Type: MultipleChoice

Which of these ownership concepts gives each co-owner the right to possession of the whole property?

Options:

A- sole proprietorship
B- undivided interest
C- unity of time
D- equitable interest

Answer:

B

Explanation:

In co-ownership, the principle of undivided interest means each co-owner has:

The right to possess and use the entire property, not just a physical portion.

Equal rights of possession regardless of ownership percentage.

Other options:

Sole proprietorship (A): Single owner, not co-ownership.

Unity of time (C): A required element of joint tenancy but not the concept granting rights to the whole property.

Equitable interest (D): Refers to the rights of a buyer under contract before receiving legal title.

Thus, the correct answer is undivided interest.

Virginia Real Estate Principles & Practices (Ownership Section)

Code of Virginia 55.1 (Property & Conveyances)

Question 6

Question Type: MultipleChoice

Which of the following is TRUE?

Options:

A- Virginia enforces rent control state-wide.
B- Virginia does enforce rent control, but only for commercial properties.
C- Virginia does enforce rent control, but only in large cities.

D- Virginia does not enforce rent control.

Answer:

D

Explanation:

Virginia law does not allow or enforce rent control anywhere in the state.

Rental prices are governed by market conditions and lease agreements.

The Virginia Residential Landlord and Tenant Act (VRLTA) provides protections for tenants but does not regulate rental pricing.

Other options:

(A), (B), (C) Incorrect, as Virginia law expressly prohibits local rent control ordinances.

Reference (Virginia Real Estate):

Code of Virginia 55.1-1204 (VRLTA -- rent regulation)

Virginia Real Estate Principles -- Landlord-tenant law

A490-02REGS.pdf -- Leasing curriculum

Question 7

Question Type: MultipleChoice

When an individual hails a cab and tells the driver where they want to be taken, that passenger has entered into what kind of contract?

Options:

A- implied
B- express
C- unilateral
D- written

Answer:

A

Explanation:

Contracts may be:

Express: Terms stated in words (oral/written).

Implied: Formed by conduct or actions.

Example: Hailing a cab and giving directions creates an implied contract where the passenger agrees to pay the fare and the driver agrees to provide transportation, even though nothing was formally stated.

Other options:

(B) Express = explicitly stated terms.

(C) Unilateral = one-sided promise (e.g., reward contract).

(D) Written = requires written form, not applicable here.

Reference (Virginia Real Estate):

Virginia Principles -- Contracts section

Code of Virginia Title 11 -- General provisions on contracts

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