

Kaplan# Real Estate Final Exam (150 Questions) Answered 100% Correct

A real estate licensee has a buyer agency agreement. What is the seller in this situation? - ANSWER A customer.

An optionor and an optionee make a contract for an option on a commercial piece of property. If the optionee decides to exercise his option, when must he perform? - ANSWER He must exercise his option under the terms of the option contract.

When can a landlord evict a disabled blind or disabled tenant from the premises? - ANSWER If the tenant has loud parties, makes too much noise, and is constantly disturbing other tenants

4. Broker Carr, with ABC Real Estate Company, listed the property with a seller. Broker Smith, with XYZ Real Estate Company, called Broker Carr, and disclosed that he was a Buyer Agent. Broker Smith wrote a contract with a buyer for the sale of the property. What, if any, is the relationship between the buyer's broker, the seller and the listing broker? - ANSWER There is not a relationship between the parties. Broker Carr represents the Seller and Broker Smith represents the Buyer.

A buyer bought a property without telling the seller of his intended purpose for the property. The contract contains no contingency clauses and it is a properly executed contract. After the closing, the buyer is unable to obtain the zoning he needs for his commercial project. What is the contract at this stage? - ANSWER Enforceable

6. The seller and the buyer finally agreed to a purchase price of \$203,500 with the closing to occur on June 15. The taxes for the year in the amount of \$2,500 have not been paid by the seller. (Taxes are paid in arrears). How much would the tax proration amount to, and how would it appear on a full settlement statement? Base your answer on a 365 day year, and the buyer is responsible for the day of settlement. - ANSWER \$1,130.14 debit the seller and credit the buyer

A seller listed his home for six months on February 26. On April 29, a buyer made an offer on the property. The listing broker presented the offer to the seller on April 30. The seller accepted the offer on May 1, with the closing to occur on June 15. Assuming the closing took place on June 15, when did the listing expire? - ANSWER 6/15

The sellers listed their property for six months on February 26 for \$522,500. They agreed to pay the listing broker a 7% commission at closing on the agreed upon sale price. A buyer made an offer on the property on March 29 for \$510,000. The seller countered the offer on April 1 at \$517,500, and the buyer accepted the counter offer with the closing to occur on June 15. How much commission did the seller owe the listing broker, and how would it appear on the settlement statement? - ANSWER \$36,225. Debit the seller.

Kaplan Principles California Final Exam Answer Key

Katrin Zwirgmaier



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