

Final Exam (Principles)
Multiple-Choice Questions 1-17

1. Which of the following is NOT a test for determining whether an item is a fixture?
- a. attachment
 - b. extent of ownership
 - c. intention
 - d. agreement
2. Peter has long-term tenancy permanently attached to real property. His estate:
- a. is a fee property
 - b. is a permanent property
 - c. is a real property
 - d. none of the above
3. Which of the following is NOT a reason for the owner's liability for the fixture?
- a. the owner
 - b. the tenant
 - c. the owner
 - d. the tenant
4. How many fixtures are there in all?
- a. 100
 - b. 100,000
 - c. 100,000
 - d. 100
5. Which of the following is NOT a recognized legal method of determining fixtures?
- a. the owner's intention
 - b. the tenant's intention
 - c. the owner's intention
 - d. the tenant's intention
6. How is a fixture to be determined by the owner and the tenant's intent?
- a. 100
 - b. 100
 - c. 100
 - d. 100
7. How property interests in:
- a. land and structures are the same
 - b. anything incidental to the land
 - c. anything attached to the land
 - d. anything attached

Midterm California Real Estate Practice

Kenneth Martin



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