These are items students have said were on test – Might want to look over list one more time

Red line

Sign on property

License period

Deeds

RESPA

Regulation Z

Land rights

RECAD

Lead based paint

Lien (money) priority

Interest rates

Capitalization

Mortgages

Alienation clause

Acceleration clause

Functional obsolescent

Estates – fee simple

Riparian rights

Depreciation types

OR mortgagor gets door

EE mortgagee gets fee

Lottery

Subrogation = substituting rights vs. subordination = order of lien

Avulsion land lost vs. reliction land gained

Can owner occupied in 12 unit building discriminate based on national origin - NO

Exception for 4 or less units owner occupied called *Mrs. Murphy rule*

Dominate & servient tenement

Advertising rules

Blue Sky Law, syndication

Length X Width

Commission splits

Bilateral, unilateral, option

Joint tenancy

Latent defect

General lien

RESPA prohibits

Metes & Bounds

Sales, cost & income approach

General agent authority

Specific agent

Void, Voidable, Valid

Dual Agency

Mil

15,30,30 Hearing, decision, appeal

Steering, Redlining, Blockbusting

Discount point

Finalized date of contract

Lead based paint 1978, booklet

CC&R

Homestead sale $5,000

AREC commissioner, disputes

Acceleration Clause

Trade Fixture – water softener

Easement – appurtenant

Easement landlocked property

CAN-SPAM

Maximum in trust account $1,000 over in security escrow, $5,000 rental escrow; no audit of operating account

Required monthly reports to property owners

Regulations through zoning

License doesn’t go inactive for lack of transactions

Earnest money – credit to who

NW1/4 is contained in which type survey

Which type easement runs with land

Can tenant require owner to install elevator

Who can pay an agent?

DUST

Who needs a real estate license

What are ways to value property

Trade fixture

Personal Property

Material Fact

Is Earnest money consideration?

Net Listing

Comingle

Function of GINNE MAE & FREDDIE MAC

In what situation can one sign for another?

Emblements

Is associate broker responsible for other salespersons

Freehold Estate

Common Tenancy

Salesperson license period

CE?

LTV %

Recovery fund low?

10 day arrest

Who are commissioners?

Revisionary

Open listing

Option

LBP – who must sign

How many licenses in office with 11 salespeople and 4 associate brokers?

Amortization table factor

Religious exemption on housing

Other exemption to Fair Housing Act – Mrs. Murphy rule

Usury law

Tax credit for single and married

Lead based paint disclosure exception

May a broker have multiple companies at one location?

May builder sell without a real estate license?

Fiduciary

Price of temporary license

Does a license expire if no sales are made in first year?

Made over Paid

Add closing cost to sales price

Deduct commission form gross sales price to net to seller