

Session 2 Test

1. Agency relationships are _____ relationships whereby one person represents another.
 - a. Social
 - b. Moral
 - c. Legal
 - d. All of the above

2. The most common methods to create agency are expressed, _____, ratification and estoppel.
 - a. Implied
 - b. Rectified
 - c. Written
 - d. Oral

3. In order to have a court hear a case where a broker is attempting to gather a real estate commission, a broker must in most cases have a written agreement.
 - a. True
 - b. False

4. If an agent is judged in court on how well he or she did his or her job he will be judged on the following: loyalty, obedience, care and diligence, _____, disclosure/confidentiality.
 - a. personality
 - b. accounting
 - c. length of licensure
 - d. broker

5. Accounting is required for all monies, property, documents, etc. held by an agent on behalf of a principal. Escrow deposits and contracts are the most common real estate example.
 - a. True
 - b. False

6. Sales contracts are real estate contracts, but listing contracts are personal service contracts and are treated differently by the law. In order for a contract to be valid it must have the following characteristic/s:
- Competent parties
 - Consideration/Legal Object
 - A Meeting of the Minds
 - All of the above
7. A minor breach, a _____ breach or an immaterial breach, occurs when the non-breaching party is un-entitled to an order for performance of its obligations, but only to collect the actual amount of their damages.
- whitening
 - all inclusive
 - partial
 - material
8. A _____ is the means by which a court of law, usually in the exercise of civil law jurisdiction, enforces a right, imposes a penalty, or makes some other court order to impose its will.
- Tort
 - Legal remedy
 - Court order
 - Will of rights
9. Liquidated damages is the amount of damages to be paid to one party if the other party should honor the contract.
- True
 - False
10. The definition of _____ is the transfer of title or an interest in real property by means of a written instrument such as a deed or an assignment of lease.
- Negotiating
 - Conveying
 - Accepting
 - Revoked

Session 2 Test Answers

1. D

2. A

3. A

4. B

5. A

6. D

7. C

8. B

9. B

10. B