

Session 3 Test

1. The addendum is additional material attached to and made part of a document. The addendum should refer to the sales contract and be dated and signed or initialed by _____.
 - a. All the parties
 - b. Broker
 - c. Seller
 - d. Licensee
2. Conditions are contingencies, qualifications or occurrences upon which an estate or property right would be gained or lost. Conditions may be either precedent or subsequent.
 - a. True
 - b. False
3. A buyer who makes an offer contingent on obtaining financing must use _____ in seeking such financing.
 - a. Sense
 - b. Loyalty
 - c. Due Diligence
 - d. None of the above
4. Personal Property are things that are tangible and movable; property that is not classified as real property, such as _____.
 - a. Chandelier
 - b. Dishwasher
 - c. Cattle
 - d. Chattel
5. An additional statement should be made that the seller may require the buyer to sign off on a notification of any environmental condition. The buyer may only cancel this offer to purchase if an _____ concern is noted by a licensed professional during the escrow period.
 - a. Safety
 - b. Mold
 - c. Environmental
 - d. Undisclosed
6. CIC is the real estate acronym used for:
 - a. Common Investment Clause
 - b. Common Interest Community

- c. Both A and B
- d. Neither A nor B

7. In the residential purchase agreement, the term “_____” means the date that both parties have consented to a final, binding contract by affixing their signatures to this Agreement and all counteroffers and said Agreement have been delivered to both parties pursuant to Section 24 therein.

- a. Acceptance
- b. Consideration
- c. Close of Escrow
- d. Purchase

8. All contracts should have a section noting “written agreements only”, and all purchase agreements should have a clause on “no _____ agreements”.

- a. Verbal
- b. Honorary
- c. Implied
- d. Hand written

9. A _____ is an arrangement whereby legal title to property is transferred by the grantor (or trustor) to a person called a trustee, to be held and managed by that person for the benefit of another, called a beneficiary.

- a. Representation
- b. Walk-through
- c. Trust
- d. Promissory Note

10. A “Fixture” is an article (such as a stove, bookcase or track lighting) that was once personal property but has been so affixed to real estate that it has become real property.

- a. True
- b. False

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Answers

1. A
2. A
3. C
4. D
5. C
6. B
7. A
8. A
9. C
10. A