



# FUNDAMENTALS OF REAL ESTATE

## PRACTICE SECOND HALF EXAM



Text Chapter 11-20

Licensing Law, Construction and Math Questions Are Contained In Separate Materials  
Answer Key Follows Question #50

1. Which of the following are the most typical characteristics of a junior mortgage?
  - A. Lower interest rate
  - B. Shorter repayment period
  - C. Must be for lower loan amount than the first mortgage
  - D. Must be a result of owner financing
  
2. The situation that exists when the P& I payments are not large enough to pay what is due for interest never mind any principle is called.
  - A. Amortization
  - B. Negative Amortization
  - C. Due on Sale
  - D. Accrued interest
  
3. Which of the following indicates the purpose of a private mortgage insurance policy?
  - A. Protects the lender against losses related to the mortgage
  - B. Protects the lender from the property being foreclosed upon
  - C. Protects the borrower from being foreclosed upon
  - D. Protects the lender in the event of catastrophic loss to the property
  
4. Which of the following is typically the largest source of construction loans in the market today?
  - A. Mortgage Broker
  - B. Mortgage Banker
  - C. Commercial Bank
  - D. Savings and Loans

- 5. Which of the following typically fund their mortgages and service the loans after they are made?**
- A. Mortgage Bankers**
  - B. Mortgage Brokers**
  - C. Federal Housing Administration**
  - D. Federal National Mortgage Association**
- 6. In regards to pledging real property as collateral for a loan, North Carolina is a theory state.**
- A. Pure race**
  - B. Mortgage**
  - C. Lien**
  - D. Title**
- 7. Which of the following clauses dictate that in the event of default, the entire loan balance shall be due and payable?**
- A. Release Clause**
  - B. Prepayment penalty clause**
  - C. Acceleration Clause**
  - D. Due on Sale Clause**
- 8. Which of the following clauses effectively prohibit the assumption of a mortgage loan?**
- A. Prepayment Penalty Clause**
  - B. Alienation Clause**
  - C. Acceleration Clause**
  - D. Release Clause**

9. The maximum loan to value ratio that is typically allowed on an uninsured conventional mortgage is ?
- A. 70%
  - B. 80%
  - C. 90%
  - D. 95%
10. The type of mortgage loan that typically represents the highest risk to the lender is a/an loan.
- A. Construction loan
  - B. Blanket Mortgage
  - C. Adjustable Rate
  - D. Package Mortgage
11. The primary source for monies to be used in making both VA and FHA mortgage is?
- A. Congress appropriations
  - B. Private Investors
  - C. FHA insurance and VA funding fees
  - D. Federal National Mortgage Association
12. Which of the following statements regarding VA mortgage loans is true?
- A. You must be an approved veteran to assume a VA loan.
  - B. The borrower must use the mortgaged property as his/her primary residence.
  - C. These loans are insured by the VA as a benefit to approved veterans
  - D. These loans must be for single family home purchases only

13. A real estate agent is placing an ad about a new listing in the newspaper. Which of the following will NOT require a full disclosure of all relevant financing terms under Regulation Z of the Truth in Lending Act?
- A. Down Payment
  - B. Number of payments
  - C. Repayment period
  - D. Mortgage insurance required
14. A broker is in the process of determining the applicant's qualifications for obtaining a conventional mortgage loan. Which of the following would be considered by a lender as "housing expenses?"
- A. Monthly utility payments
  - B. Discount points
  - C. Loan origination fees
  - D. Homeowner Association Fees
15. The clause that permits a borrower to pay off the mortgage loan, in addition to any interest and other related costs, after the foreclosure sale and retain title to his property is called the?
- A. Right of Redemption
  - B. Statutory Redemption
  - C. Defeasance Redemption
  - D. Equity of Redemption
16. The type of mortgage loan that allows the borrower to obtain fresh advances of funds, even in excess of the original amount borrowed by utilizing the existing loan documents is called a ?
- A. Blanket
  - B. Budget
  - C. Wrap around
  - D. Open-end

17. Under the provisions of the Truth-In-Lending Act, which of the following would not be calculated as a part of the APR (Annual Percentage Rate)?
- A. Discount points
  - B. Mortgage Insurance
  - C. Loan origination fee
  - D. Loan interest rate
18. The secondary mortgage market participant that is the oldest, largest, and is privately owned is ?
- A. Federal Home Loan Mortgage Association
  - B. Government National Mortgage Association
  - C. Federal National Mortgage Association
  - D. Federal Housing Association
19. Which of the following is true of a prepayment clause in a mortgage loan?
- A. The beneficiary is typically penalized when the grantor pays off the loan early
  - B. It is prohibited in all residential mortgage loans in North Carolina
  - C. It usually penalizes the early payment of the mortgage by the borrower
  - D. It is allowed in all residential mortgage loans in North Carolina
20. A foreclosure sale has just been conducted in which the following monies were due from the proceeds? Attorney fees - \$1,500, unpaid property taxes - \$800, first mortgage balance - \$109,5000, second mortgage balance - \$8,500, the property sold at the foreclosure sale for \$111,800. How many of the mortgage liens will be cleared from the title a result of this sale?
- A. None
  - B. First mortgage only
  - C. Second mortgage only
  - D. First and second mortgages

21. According to the Real Estate Settlement Procedures Act, the lender is required to furnish the borrower with the good faith estimate of closing costs \_\_\_\_.
- A. At least five days prior to closing
  - B. At the time of loan approval
  - C. Within three business days of loan application
  - D. No later than five days after the closing
22. Which of the following are NOT true regarding the Real Estate Settlement Procedures Act?
- A. A lender can receive referral fees from service providers provided the borrower was not required to use a particular service provider.
  - B. The lender must provide a copy of the booklet "Settlement Costs, A HUD Guide" at the time of loan application
  - C. Must provide the borrower a copy of the closing statement on a HUD-1 form if it involves a federally related mortgage
  - D. The lender is required to furnish the borrower a copy of the closing statement 24 hours prior to the closing if it is available, otherwise an estimate may be provided.
23. How long is the typical residential appraisal considered accurate by the lender?
- A. One day
  - B. 30 days
  - C. 45 days
  - D. 90 days
24. The economic principle of value that states when a buyer is confronted with two or more comparables, the buyer will generally choose the lesser priced comparable is called the theory of \_\_\_\_.
- A. Contribution
  - B. Conformity
  - C. Highest and best use
  - D. Substitution

25. When selecting from various comparables to utilize in preparing an appraisal using the sales comparison theory, an appraiser will generally select a comparable that has been sold in the past months.
- A. One
  - B. Three
  - C. Six
  - D. Twelve
26. In which of the following valuation situations would sales comparison method be the preferred method of valuation?
- A. Residential sale of a truly unique property
  - B. House that has been sold 18 months ago
  - C. Investment property of similar monthly rent
  - D. Vacant land
27. An appraiser recently reduced the value of a property he/she was appraising due to its proximity to the highway. This was an example of \_\_\_\_.
- A. Physical deterioration
  - B. Functional obsolescence
  - C. Economic obsolescence
  - D. Curable obsolescence
28. That period of time in which a property may be profitably utilized is known as its \_\_\_\_.
- A. Actual life
  - B. Economic life
  - C. Amortized life
  - D. Useful age

29. Which of the following statements is correct concerning a comparative market analysis that is being prepared by a real estate broker in NC?
- A. A broker cannot be compensated for the preparation of a comparative market analysis
  - B. A comparative market analysis will usually show a range of probable sales prices rather than a specific amount.
  - C. The broker must label his ultimate conclusion as the "Market Value" of the property
  - D. The only approach to value that is permitted to be used in the preparation of a comparative market analysis is the sales comparison approach.
  - E. comparative market analysis is the sales comparison approach.
30. When utilizing the income capitalization approach to valuation, the estimate of value is derived by dividing the capitalization rate into .
- A. Gross income
  - B. Effective Gross income
  - C. Net operating income
  - D. Net income after taxes and depreciation
31. The tenant has recently signed a lease for a fixed term of six months but with the rent being due and payable monthly. This is an example of a/an \_\_\_\_.
- A. Month to Month tenancy
  - B. Periodic tenancy
  - C. Estate at will
  - D. Estate for years
32. A tenant has signed a six-month lease that stipulates it shall convert to month to month if the tenant continues to occupy and pay rent beyond the initial term. The maximum deposit that can lawfully be charged by the landlord is \_\_\_\_\_ worth of rent.
- A. One month
  - B. One and an half months
  - C. Two months
  - D. Six months

- 33. The theory of retaliatory eviction**
- A. Allows the landlord to evict a tenant due to non-payment**
  - B. Protects the tenant for 12 months after the tenants good faith refusal to pay rent**
  - C. Protects the tenant from eviction after he has asserted his legal rights under thelease**
  - D. Allows the landlord to evict the tenant after the tenant has cause excessive damageto the property**
- 34. A land lord can utilize the tenant's security deposit for all EXCEPT which of the following?**
- A. Punitive damages due to wear and tear**
  - B. Non-payment of rent**
  - C. Costs of Re-renting the property**
  - D. Liens against the property incurred by the tenant**
- 35. Which of the following is a legal remedy available to a residential landlord in North Carolina?**
- A. Self-Help eviction**
  - B. Summary ejectment**
  - C. Constructive eviction**
  - D. Retaliatory eviction**
- 36. A non-licensed, salaried employee is working in a real estate management office. Whichof the following functions can this person NOT legally perform?**
- A. Showing available units**
  - B. Collecting of rent checks**
  - C. Negotiating terms of a lease**
  - D. Typing a preprinted form lease**

- 37. A property manager's typical responsibilities to the owner/landlord is/are to:**
- A. Obtain the highest possible new operating income from the property**
  - B. To sell the property to a tenant who wants to purchase the property**
  - C. Re-invest the owner/landlord's income**
  - D. Advise the landlord regarding the tax implications from owning the property**
- 38. What are the continuing benefits of homeownership as far as tax deductibility?**
- A. Mortgage interest and property taxes**
  - B. Property taxes and insurance**
  - C. Repairs and maintenance**
  - D. Depreciation and mortgage interest**
- 39. Discount points incurred in the purchase of a residential property can typically be**
- A. Prorated over the life of the mortgage loan**
  - B. Deducted in the year in which paid**
  - C. Added to the basis to determine adjusted basis**
  - D. Used to reduce the total amount of capital gain**
- 40. The adjusted basis will usually consist of all of the following EXCEPT**
- A. Purchase price**
  - B. Closing Costs**
  - C. Cost of capital improvements since purchase**
  - D. Discount points**

41. A homeowner purchased a house valued at \$100,000 and obtained a \$60,000 homeowner's policy of insurance. He incurred a loss of \$60,000.00 due to fire. How much will the insurance company pay him for the loss?
- A. \$36,000
  - B. \$45,000
  - C. \$48,000
  - D. \$60,000
42. The type of homeowner's policy that is referred to as "All Risk" is the
- A. HO-2
  - B. HO-3
  - C. HO-4
  - D. HO-6
43. The type of homeowner's policy that is referred to as the "Tenants Policy" is the
- A. HO-2
  - B. HO-3
  - C. HO-4
  - D. HO-6
44. The type of homeowner's policy that is referred to as the "Condominium Policy" is the
- A. HO-2
  - B. HO-3
  - C. HO-4
  - D. HO-6

- 45. The item that adds coverage for specific items or perils that are not covered by other provisions of the insurance policy is an**
- A. Condition**
  - B. Exclusion**
  - C. Endorsement**
  - D. Insurable interest**
- 46. Familial status refers to**
- A. same sex couples that are living together**
  - B. the limitation on how many people can legally occupy the household**
  - C. families that have children under the age of 18**
  - D. two different sets of families occupying the same household**
- 47. Which of the following is not a legal handicap under the Federal Fair Housing Act?**
- A. Drug addiction**
  - B. AIDS**
  - C. Mental retardation**
  - D. Hearing impaired**
- 48. The terminology that is used to describe a situation in which a broker attempts to influence and exploit the racial turnover in a neighborhood is**
- A. Redlining**
  - B. Racial steering**
  - C. Blockbusting**
  - D. Racial “flipping”**

**49. A NC homeowner has decided to sell their personal home “for sale by owner.” There is no real estate broker involved and they own less than three houses and no discriminatory advertising has been used. The owner now discriminates against a buyer because of racial issues. The owner is in violation of**

- A. the Federal Fair Housing Act of 1968**
- B. both the NC Fair Housing Act of 1983 and the Civil Rights Act of 1866**
- C. the Federal Fair Housing Act as amended in 1988 and the Civil Rights Act of 1866**
- D. the NC Fair Housing Act of 1983 only**

**50. The ability of an investor to convert the investment into readily spendable cash without undue delay is**

- A. appreciation**
- B. liquidity**
- C. cash flow**
- D. leverage**

# ANSWER KEY

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1.	<b>B</b>
2.	<b>B</b>
3.	<b>A</b>
4.	<b>A</b>
5.	<b>A</b>
6.	<b>D</b>
7.	<b>C</b>
8.	<b>B</b>
9.	<b>B</b>
10.	<b>A</b>
11.	<b>B</b>
12.	<b>B</b>
13.	<b>D</b>
14.	<b>D</b>
15.	<b>B</b>
16.	<b>D</b>
17.	<b>B</b>
18.	<b>C</b>
19.	<b>C</b>
20.	<b>D</b>
21.	<b>C</b>
22.	<b>A</b>
23.	<b>A</b>
24.	<b>D</b>
25.	<b>C</b>



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# ANSWER KEY

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26.	D
27.	C
28.	B
29.	B
30.	C
31.	D
32.	C
33.	C
34.	A
35.	B
36.	C
37.	A
38.	A
39.	B
40.	D
41.	B
42.	B
43.	C
44.	D
45.	C
46.	C
47.	A
48.	C
49.	B
50.	B



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