

Question 1.

According to the Civil Code, which of the following statements regarding joint and several obligations and joint and several guarantees is correct?

Choice 1.

If Alice concludes a sales contract with Bob, a real estate agent, Alice may receive a deposit of ¥25 million after receiving Bob's deposit.

Choice 2.

If Alice applies for the transfer of registration and the issuance of a real estate transaction certificate to the O-prefectural governor, the registration will not be cancelled by the O-prefectural governor if the new registration has not been obtained.

Choice 3.

If Alice concludes a contract for the sale of the housing estate from Bob, the owner of the estate, Alice must take safeguards.

Question 2.

Which of the following statements regarding real estate advertisements made by real estate agents is incorrect according to the provisions of the Act on Prevention of Unjustifiable Premiums and the Fair Competition Code on the Representation of Real Estate, including the Act on Prevention of Unjustifiable Representations?

Choice 1.

As a general rule, fireproofing can be applied to the alley-like portions with an area of 2,500 square meters or more.

Choice 2.

New station can be indicated by clarifying the time of the new station only if it is announced by the operator of the line.

Choice 3.

If there is a construction plan for a building that may affect the environmental conditions of the property, such as sunlight, it may be restricted based on the Building Standard Law, even if the plan is carried out by another real estate agent.