

- 1 Agent Alice works for Sunshine Realty. She has a listing that she wants to hold an open house for on Saturday. Agent Amanda also works for Sunshine Realty and she offers to sit at the open house, in hopes of meeting buyers. What potential problems do you see?
 - A. Amanda might inadvertently practice undisclosed dual agency
 - B. Amanda might be wasting her time
 - C. Amanda might get more buyers than she has time to take care of
 - D. Amanda might not have brought enough business cards
- 2 Seller Scott decides he doesn't want to disclose to potential buyers that his roof is 20 years old and leaked last spring when the snow melted. When he hires his agent, Alexis, he tells her she can have his listing on the condition that she keeps the leaking roof confidential. This is an example of:
 - A. A lawsuit waiting to happen
 - B. A potential failure of the seller to fail to disclose a material fact
 - C. A potential violation of law for the agent, if she fails to disclose the material fact
 - D. All of the above
- 3 The person responsible for the accuracy of all documents signed at Closing is the:
 - A. Client
 - B. Real Estate Agent
 - C. Real Estate Broker
 - D. Escrow Officer
- 4 The Utah Division of Real Estate Newsletter contains:
 - A. An informative article by the Director of the Division of Real Estate
 - B. Timely articles designed to assist licensees better serve their clients
 - C. Notification of licensing law violators and the amount they were fined
 - D. All of the above
- 5 The Utah Division of Real Estate issues their newsletter:
 - A. Monthly
 - B. Quarterly
 - C. Semi-Annually
 - D. Annually
- 6 Pleading guilty or "nolo contendere" to any felony charge requires a real estate licensee to inform the Utah Division of Real Estate if that pleading occurred within the last:
 - A. 2 years
 - B. 3 years
 - C. 4 years
 - D. 5 years
- 7 If an agent pleads "nolo contendere" to a felony charge, they are:
 - A. Pleading guilty
 - B. Pleading "no contest"
 - C. Asserting their innocence
 - D. None of the above
- 8 Agent Dave does an outstanding job representing his seller, Joe. To thank Dave for his extraordinary service, Joe sends Dave a \$1000 "Thank You" gift via Venmo. What should Dave do in this situation?
 - A. Keep the money and say nothing to his broker
 - B. Return the money
 - C. Gift the money to a worthy charity
 - D. Thank Joe, return the money, and let Joe know that he can only receive compensation from his broker

- 9** The second time an agent fails to fully disclose Limited Agency and get the Limited Agency Consent Agreement signed BEFORE their client enters into a Real Estate Purchase Contract, that agents has committed:
- A. A Class A misdemeanor
 - B. A Class B misdemeanor
 - C. A Class C misdemeanor
 - D. A felony, punishable by jail time
- 10** The first time an agent fails to fully disclose Limited Agency and get the Limited Agency Consent Agreement signed BEFORE their client enters into a Real Estate Purchase Contract, that agents has committed:
- A. A Class A misdemeanor
 - B. A Class B misdemeanor
 - C. A Class C misdemeanor
 - D. No crime

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

Thursday, August 29, 2019