

- 1 A listed home has been in the news recently. The home was the center of a major gang's hideout. This home would be considered a:
  - A. Stigmatized property
  - B. Latent defect
  - C. Material defect
  - D. Negligent misrepresentation
- 2 A hidden defect that would not necessarily be known to an ordinary, prudent buyer is also referred to as:
  - A. Willful misrepresentation
  - B. Puffing
  - C. Latent defect
  - D. Negligent misrepresentation
- 3 When an agent should know that a statement about a material fact is false, it is also referred to as:
  - A. Willful misrepresentation
  - B. Puffing
  - C. Fraud
  - D. Negligent misrepresentation
- 4 Exaggerating a property's benefits is called:
  - A. Willful misrepresentation
  - B. Puffing
  - C. Fraud
  - D. Negligent misrepresentation
- 5 The third party or non-represented consumer is also referred to as the:
  - A. Client
  - B. Agent
  - C. Principal
  - D. Customer
- 6 Which of the following duties does an agent owe to customers?
  - A. Honesty
  - B. Accounting for Funds
  - C. Disclosure of material facts
  - D. All of the above
- 7 Sunshine Realty only represents buyers. Which of the following statements are TRUE about Sunshine Realty's services?
  - A. Sunshine Realty is a full service brokerage
  - B. Sunshine Realty never practices limited agency
  - C. Sunshine Realty takes listings as well as represents buyers
  - D. Sunshine Realty engages in dual agency
- 8 In Utah, an agent can only be compensated for their real estate services by:
  - A. The Buyer
  - B. The Seller
  - C. The Cooperating Broker
  - D. The Agent's own Broker
- 9 In the state of Utah, all agency relationships are between the Principal and:
  - A. The Broker
  - B. The Agent
  - C. The Fiduciary
  - D. The Intermediary
- 10 In choosing a broker, considerations the agent should take into account include:
  - A. Training
  - B. Support
  - C. Compensation
  - D. All of the above

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

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