

1. Award: 10.00 points

Real estate refers to the physical land and improvements constructed on the land.

- True
 False

We generally use the term *real estate* to mean land and all things permanently attached.

References

True / False Difficulty: 1 Easy

2. Award: 10.00 points

Real property refers to the ownership rights associated with real estate.

- True
 False

Ownership rights associated with real estate are referred to as real property.

References

True / False Difficulty: 1 Easy

3.

Award: 10.00 points

A quitclaim deed says that the grantor "quits" whatever claim he has in the property in favor of the grantee.

- True
 False

The quitclaim deed simply says that the grantor "quits" whatever "claim" he or she has in the property (which may well be none) in favor of the grantee.

References

True / False

Difficulty: 1 Easy

4.

Award: 10.00 points

It is illegal to give a quitclaim deed if the grantor has no claim in the property.

- True
→ False

A quitclaim deed offers the grantee the least protection. Such a deed simply conveys to the grantee whatever rights, interests, and title that the grantor may have in the property. No warranties are made about the nature of these rights and interests or of the quality of the grantor's title to the property.

References

True / False

Difficulty: 1 Easy

5.

Award: 10.00 points

The term real estate refers to the ownership rights associated with the physical land and improvements.

- True
- False

The term real estate is used to refer to things that are not movable such as land and improvements permanently attached to the land, and ownership rights associated with the real estate are referred to as real property.

References

True / False

Difficulty: 1 Easy

6.

Award: 10.00 points

A fee simple estate is a type of freehold estate.

- True
- False

A fee simple estate, also known as a fee simple absolute estate, is the freehold estate that represents the most complete form of ownership of real estate.

References

True / False

Difficulty: 1 Easy

7.

Award: 10.00 points

As compared to other types of deeds, a general warranty deed provides the most comprehensive warranties about the quality of the title to the property.

- True
 False

A general warranty deed is the most commonly used deed in real estate transactions and the most desirable type of deed from the buyer's perspective. It offers the most comprehensive warranties about the quality of the title.

References

True / False

Difficulty: 2 Medium

8.

Award: 10.00 points

After a house is purchased, contractors cannot ask the new owner of the house to pay any bills that were outstanding before the house was sold.

- True
→ False

State laws generally give contractors, laborers, or suppliers of materials a certain period of time following the completion of work or delivery of materials during which to file their lien. When the lien is filed, it "relates back" and takes priority over all liens filed after the time when materials were first delivered or work was first performed on the real estate. As a result, until the end of the time allowed for filing (generally 60 days), a purchaser of an interest in newly constructed or improved real estate cannot be sure that the interest will be unencumbered or that the interest will have the priority bargained for.

References

True / False

Difficulty: 1 Easy

9.

Award: 10.00 points

A reciprocal easement agreement allows two or more parties to access each other's property.

- True
 False

An easement is a nonpossessory interest in land. It is the right to use land that is owned or leased by someone else for some special purpose. Reciprocal easements allow access across both properties, thereby enhancing customer traffic flow and shopping opportunities.

References

True / False

Difficulty: 1 Easy

10.

Award: 10.00 points

A lien waiver provides certification that contractor's on newly constructed properties have been compensated.

- True
 False

In practice, owners of properties that are newly constructed or renovated should require contractors, workers, and material suppliers to sign a lien waiver. This is an acknowledgment that they have been compensated and that they agree to waive all lien rights.

References

True / False

Difficulty: 1 Easy

11.

Award: 10.00 points

A lessee is a person who holds the title to a piece of property.

- True
- False

A lessee is a person who leases land or property.

References

True / False

Difficulty: 1 Easy

12.

Award: 10.00 points

The grantee typically conveys title to the grantor by means of a deed.

- True
- False

Usually title is conveyed from one person (the grantor) to another (the grantee) by means of a written instrument called a deed.

References

True / False

Difficulty: 1 Easy

13. Award: 10.00 points

If a lender is to repossess or bring about the sale of a property if the borrower defaults on the mortgage loan, the lender is said to have a _____ in the real estate.

- freehold interest
- lease interest
- secured interest
- quitclaim

The mortgage document provides the lender with evidence of a secured interest. This right has value to the lender and reduces the quantity of rights possessed by the owner.

References

Multiple Choice Difficulty: 2 Medium

14. Award: 10.00 points

A(n) _____ estate represents the most complete form of ownership of real estate; the owner is free to divide it up into lesser estates and sell, lease, or borrow against them as he or she wishes.

- fee simple
- freehold
- leasehold
- life

A fee simple estate represents the most complete form of ownership of real estate, whereas a leasehold estate usually describes rights and interests obtained by tenants when leasing or renting a property. The latter is also a possessory interest and involves the general right to occupy and use the property during the period of possession.

References

Multiple Choice Difficulty: 1 Easy

15. Award: 10.00 points

Mr. Smith has allowed Mrs. Jones to run a sewer line through Mr. Smith's backyard so that Mrs. Jones has access to the city sewer system. This is an example of a(n):

- easement.
- encumbrance.
- estate for years.
- title assurance.

An easement is a nonpossessory interest in land. It is the right to use land that is owned or leased by someone else for some special purpose.

References

Multiple Choice Difficulty: 1 Easy

16. Award: 10.00 points

Which type of deed offers the grantee the MOST protection?

- Quitclaim deed
- Special warranty deed
- General warranty deed
- Officer's deed

A general warranty deed is the most commonly used deed in real estate transactions and the most desirable type of deed from the buyer's perspective. It offers the most comprehensive warranties about the quality of the title.

References

Multiple Choice Difficulty: 2 Medium

17.

Award: 10.00 points

What term BEST describes a person that owns a property and is conveying title to the property to another person?

- Mortgagor
- Grantor
- Mortgagee
- Grantee

Usually title is conveyed from one person (the grantor) to another (the grantee) by means of a written instrument called a deed.

References

Multiple Choice Difficulty: 1 Easy

18.

Award: 10.00 points

What type of estate lasts for an indefinite period of time?

- Freehold estate
- Estate from year-to-year
- Leasehold estate
- Estate for years

A freehold estate lasts for an indefinite period of time; that is, there is no definitely ascertainable date on which the estate ends. A leasehold estate, on the other hand, expires on a definite date.

References

Multiple Choice Difficulty: 1 Easy

19. Award: 10.00 points

Which of the following is NOT a good method of title assurance?

- Seller provides a warranty in the deed
- An attorney searches recorded documents
- Title insurance is purchased
- Seller provides a quitclaim deed

A quitclaim deed offers the grantee the least protection. Such a deed simply conveys to the grantee whatever rights, interests, and title that the grantor may have in the property. No warranties are made about the nature of these rights and interests or of the quality of the grantor's title to the property.

References

Multiple Choice Difficulty: 2 Medium

20. Award: 10.00 points

What legal document conveys title from one person to another?

- Mortgage
- Note
- Deed
- Debenture

Usually title is conveyed from one person (the grantor) to another (the grantee) by means of a written instrument called a deed.

References

Multiple Choice Difficulty: 1 Easy

21. Award: 10.00 points

A historical summary of the publicly-recorded documents that affect the ownership of a property is known as a(n):

- estate.
- deed.
- abstract of title.
- lien.

An abstract of title is a historical summary of the publicly recorded documents that affect a title.

References

Multiple Choice Difficulty: 1 Easy

22. Award: 10.00 points

Which of the following is FALSE regarding a tax sale?

- An accurate and complete description of the property is required to be posted for possible purchasers before the sale.
- The property owner may not have had a court appearance through due process, thus creating a cloud on the title.
- The line of authority for the sale may not be clear.
- The purchaser is usually expected to pay all delinquent taxes at the time of sale.

In a tax sale, an accurate and complete description of the property is not required to be posted prior to the sale.

References

Multiple Choice Difficulty: 3 Hard

23. Award: 10.00 points

A reversion and a remainder are similar in that:

- both can be sold or mortgaged.
- both cause the property to go back to the grantor after the sale.
- neither is an actual interest in the property.
- neither is considered a future estate.

A reversionary interest can be sold or mortgaged because it is an actual interest in the property. A remainder exists when an owner wishes for another party to occupy and use a property for a specified number of years or for his life, then upon expiration of that time or upon his death, the estate is conveyed to a third party. Both types may be mortgaged or sold.

References

Multiple Choice Difficulty: 2 Medium

24. Award: 10.00 points

Which of the following is FALSE concerning mechanic's Liens?

- Gives the right to attach a lien on real estate
- Can get money through forcing judicial sale
- Lasts even after the bill for labor and materials has been paid
- Might not be disclosed by the public records

In general, mechanics' liens give unpaid contractors, workers, and material suppliers the right to attach a lien on the real estate to which they added their labor or materials. These liens may not be disclosed in public records. To obtain the payment owed them, they may foreclose such liens by forcing a judicial sale of the encumbered property. They are then paid from the proceeds of the sale. The lien ends when the bills for the labor and/or materials have been paid.

References

Multiple Choice Difficulty: 2 Medium

25. Award: 10.00 points

All other items not considered realty, including intangibles and movable things, are considered as:

- realty.
- contractual.
- personality.
- an estate.

All other items not considered realty have been designated as personalty, which includes all intangibles and movable things (e.g., automobiles, shares of stock, bank accounts, and patents).

References

Multiple Choice Difficulty: 1 Easy

26. Award: 10.00 points

A term used to link an individual or entity who owns property to the property itself is:

- easement.
- title.
- deed.
- lease.

Title is an abstract term frequently used to link an individual or entity who owns property to the property itself. When a person has “title,” he is said to have all of the elements, including the documents, records, and acts that prove ownership.

References

Multiple Choice Difficulty: 1 Easy