

Texas Principles 1 Exam Practice Questions - Champions School of Real Estate

1. a: Townhomes and single-family homes differ in that _____ a common wall.

(a) townhomes share

(b) single-family homes are sold as distinct living units within (c) owners of townhomes do not own the land because of (d) townhomes are retro-commissioned and share

2. a: Rights that are associated with the ownership of real property are often referred to as the owner's:

(a) Bundle of rights

(b) Constitutional rights (c) Statutory rights
(d) Civil rights

3. a: The agreement between a broker and a client is most often a(n) _____ agency relationship.

(a) Special (b) General (c) Universal (d) Sub

4. a: A professional association whose local affiliates own and operate MLS systems throughout the United States is the:

(a) NAR (b) CCIM (c) BOMA (d) ICSC

5. a: The concept behind the government survey system is the _____ of a grid on top of the land.

(a) overlay

(b) metes and bounds (c) coordinates
(d) leaps and bounds

6. a: You can use the acronym _____ to remember the five essential elements of a valid and enforceable contract.

(a) COLIC (contractual capacity, offer and acceptance, legality of object, In writing & signed, and Consideration) (b) COLLIE

(c) EOVEC

(d) OLDCAR (obedience, loyalty, disclosure, confidentiality, accountability, and Reasonable care/diligence)

7. a: Releases can terminate _____.

(a) easements

(b) prescriptions (c) implied grants (d) necessities

8. a: Julie, a salesperson at Acme Realty, obtained a listing on Seller Sam's property on Oak Street. The following week, Julie was found to be mentally incompetent and was admitted to the state mental hospital in Rusk. Given Julie's unfortunate status, what is the effect on the listing with Seller Sam?

Study Wizard Texas Real Estate

**Stephen Mettling, David Cusic, Ryan
Mettling**



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