

**California Real Estate Principles, 11<sup>th</sup> ed., by Walt Huber**  
**Midterm A – Chapter 1-7**  
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1. Which of the following is NOT a test to determine whether an item is a fixture?
  - a. Adaptability
  - b. Date of purchase
  - c. Intention
  - d. Agreement
  
2. When an improvement is permanently attached to real property it becomes:
  - a. private property.
  - b. personal property.
  - c. real property.
  - d. none of the above.
  
3. Which of the following is NOT a section and township starting point in California?
  - a. Humboldt
  - b. Mt. Diablo
  - c. Blythe
  - d. San Bernardino
  
4. How many square feet are in an acre?
  - a. 345
  - b. 100,000
  - c. 43,560
  - d. 435
  
5. Which of the following is NOT a recognized legal method of land description?
  - a. Metes and Bounds
  - b. Satellite Tracking
  - c. Lots, Blocks, and Tracts
  - d. Sections and Townships
  
6. 1/4 of a section is 1/2 mile by 1/2 mile and has how many acres?
  - a. 320
  - b. 160
  - c. 240
  - d. 120

7. Real property consists of:
- land and structures on the land.
  - anything incidental to the land.
  - anything appurtenant to the land.
  - all of the above.
8. Which of the following is FALSE concerning a grant deed?
- The key word is "grant."
  - It is signed only by the grantee.
  - It is considered executed when signed by the grantor.
  - Grant deeds contain implied warranties.
9. A person who is authorized by the Secretary of State to witness the acknowledgment of documents is known as a(n):
- administrator.
  - librarian.
  - document doctor.
  - notary public.
10. Grantor A conveys some property to his wife to be used during her lifetime. Upon her death, the property is to go to their daughter. In this example, their daughter would be receiving:
- an estate in remainder.
  - an estate in waiting.
  - a less-than-freehold estate.
  - a special limitation.
11. What is the legal process of making an instrument an official part of the county records?
- Acknowledgment
  - Recording
  - Constructive notice
  - All of the above
12. Bob, Carla, and David own a property together as joint tenants. David decides to give his interest to his son as a wedding present. What type of interest in the property does the son obtain?
- Joint tenancy
  - Tenancy in common
  - Limited partnership
  - None of the above

13. What is NOT one of the four unities involved in the establishment of a joint tenancy?
- a. Conveyance
  - b. Title
  - c. Time
  - d. Interest
14. The greatest and most complete form of ownership known to the law is:
- a. estate at will.
  - b. estate in fee.
  - c. estate for years.
  - d. none of the above.
15. You are a landlord who discovers that one of your tenants is having new carpet installed in his apartment without your consent. To protect yourself, you should file a(n):
- a. cease and desist order.
  - b. mechanic's lien.
  - c. unlawful detainer action.
  - d. notice of non-responsibility.
16. Which of the following is an example of a voluntary lien?
- a. Trust deed
  - b. Mechanic's lien
  - c. Tax assessment
  - d. All of the above
17. Easements appurtenant are for the benefit of:
- a. adjoining landowners .
  - b. homesteaded landowners.
  - c. the general public.
  - d. government use only.
18. Easements are created by:
- a. express grant (in writing).
  - b. implication of law.
  - c. long-term use (prescription).
  - d. all of the above.
19. A mechanic's lien is filed against the:
- a. property.
  - b. owner.
  - c. lender.
  - d. general contractor.

20. Zoning is under the control of:
- private parties.
  - government agencies.
  - the Department of Real Estate.
  - none of the above.
21. A lien placed on more than one parcel, all parcels having the same owner, is known as a:
- full lien.
  - blanket encumbrance.
  - multi-tract lien.
  - none of the above.
22. In order to record a deed or trust deed, a notary requires:
- the recorder's birth certificate.
  - the property's latest tax assessment.
  - the broker's license number.
  - the recorder's right thumbprint.
23. The Agency Disclosure Form tells the seller and the buyer that their agent is working as:
- the seller's agent.
  - the buyer's agent.
  - both seller's and buyer's agent.
  - any of the above.
24. A person who sells final results rather than time is known as a(n):
- employee.
  - independent contractor.
  - subagent.
  - all of the above.
25. Other than the small initial deposit to open the account, when are money deposits the personal property of the broker?
- Never
  - Only with the permission of the buyer
  - Only during non-business days
  - Always
26. Which of the following would best describe an open listing?
- Bilateral contract
  - Illegal in California
  - Nonexclusive
  - Exclusive

27. All material facts affecting the value and desirability of a property must be disclosed on the:
- a. residential listing agreement.
  - b. disclosure of agency relationship.
  - c. transfer disclosure statement.
  - d. none of the above.
28. What type of listing binds a seller to a commission no matter who sells the property?
- a. Net listing
  - b. Exclusive right to sell listing
  - c. Open listing
  - d. All of the above
29. Which of the following is NOT a method to establish a real estate broker agency?
- a. Express agreement
  - b. Implied agreement
  - c. Secret ballot
  - d. Estoppel
30. A contract that is binding and enforceable in a court of law is said to be:
- a. executory.
  - b. illusory.
  - c. valid.
  - d. all of the above.
31. The replacement of an old contract with a new one is called:
- a. assignment.
  - b. novation.
  - c. mutual consent.
  - d. counter offer.
32. Which of the following is NOT an essential element of a contract?
- a. Cash
  - b. Mutual consent
  - c. Capacity
  - d. Proper writing
33. Prior to receiving communication of its acceptance, a buyer can withdraw an offer:
- a. in writing.
  - b. personally.
  - c. by registered mail.
  - d. all of the above.

34. An incompetent person:

- a. is of unsound mind.
- b. cannot individually contract.
- c. must have court approval to contract.
- d. all of the above.

35. You enter a hardware store where you have an account, pick up a pair of \$5.00 pliers and wave them at the manager as you leave the store. This would be an example of a(n):

- a. express contract.
- b. mutual consent.
- c. implied contract.
- d. all of the above.

36. An emancipated minor:

- a. has legal capacity.
- b. is always emancipated.
- c. can acquire property.
- d. all of the above.

37. The broker most likely to earn the commission is the one who:

- a. does the most work.
- b. communicates acceptance of the offer.
- c. outsmarts the other brokers.
- d. is best liked by the client.

38. Which of the following is a remedy for a breach?

- a. Acceptance of the breach
- b. Action for dollar damages
- c. Action for specific performance
- d. Any of the above

39. A document given to a tenant stating that he or she must pay past due rent or vacate is known as a(n):

- a. Three-Day Notice to Pay.
- b. Unlawful Detainer.
- c. Writ of Possession.
- d. Curb Summons.

40. Tenant A has a month-to-month tenancy with landlord B. What is the minimum number of days' notice that A must give if she wishes to vacate?

- a. 14
- b. 15
- c. 30
- d. 20

41. Which of the following is a requirement of a lease?
- a. Length of lease
  - b. Amount of rent
  - c. Names of parties
  - d. All of the above
42. It is unlawful for a landlord to:
- a. remove a tenant's door.
  - b. shut off a tenant's utilities.
  - c. lock a tenant out.
  - d. any of the above.
43. A month-to-month rental agreement is usually a:
- A. tenancy for years.
  - B. periodic tenancy.
  - C. tenancy at will.
  - D. tenancy at sufferance.
44. A lease for more than one year must be:
- a. in writing.
  - b. notarized.
  - c. filed with the county.
  - d. all of the above.
45. A lease purchase option is the:
- a. right to renew a lease.
  - b. right to purchase the property.
  - c. right to terminate a lease.
  - d. none of the above.
46. Which of the following is NOT a duty of the escrow company?
- a. Conditional delivery
  - b. Confidentiality
  - c. Holding deposits
  - d. Selling title insurance
47. The CLTA policy protects against:
- a. lack of capacity.
  - b. deeds not properly delivered.
  - c. forgery.
  - d. all of the above.

48. Escrows base monthly prorations on how many days?

- a. 28
- b. 29
- c. 30
- d. 31

49. The current status of items from the county records affecting the property's title is called the:

- a. coinsurance clause.
- b. title insurance.
- c. preliminary title report.
- d. none of the above.

50. Which type of title insurance is usually requested by lenders?

- a. CLTA policy
- b. ALTA policy
- c. RESPA policy
- d. None of the above

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Midterm A Answers  
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|---------------|---------------|
| 1. b (p.11)   | 26. c (p.94)  |
| 2. c (p.9)    | 27. c (p.104) |
| 3. c (p.14)   | 28. b (p. 95) |
| 4. c (p.19)   | 29. c (p.87)  |
| 5. b (p.12)   | 30. c (p.131) |
| 6. b (p.17)   | 31. b (p.140) |
| 7. d (p.7)    | 32. a (p.133) |
| 8. b (p.33)   | 33. d (p.136) |
| 9. d (p.48)   | 34. d (p.134) |
| 10. a (p.31)  | 35. c (p.131) |
| 11. b (p.47)  | 36. d (p.134) |
| 12. b (p.43)  | 37. b (p.136) |
| 13. a (p.44)  | 38. d (p.145) |
| 14. b (p.29)  | 39. a (p.194) |
| 15. d (p.63)  | 40. c (p.180) |
| 16. a (p.60)  | 41. d (p.187) |
| 17. a (p.67)  | 42. d (p.192) |
| 18. d (p.66)  | 43. b (p.180) |
| 19. a (p.60)  | 44. a (p.187) |
| 20. b (p.71)  | 45. b (p.197) |
| 21. b (p.57)  | 46. d (p.212) |
| 22. d (p.48)  | 47. d (p.226) |
| 23. d (p.90)  | 48. c (p.219) |
| 24. b (p.111) | 49. c (p.224) |
| 25. a (p.110) | 50. b (p.236) |