

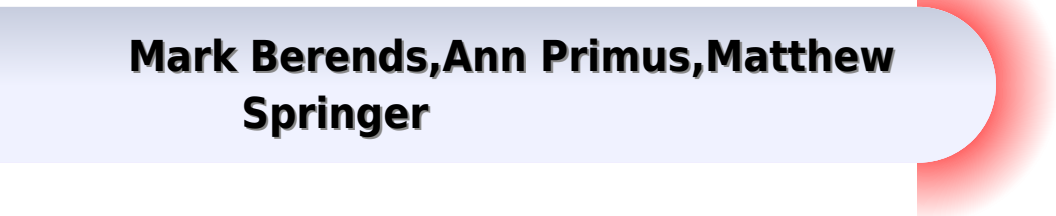
**Practice Questions**

1. Which of the following would NOT be considered a capable party under California law?
 - A. An incarcerated person
 - B. A sixteen-year-old
 - C. A person who has been appointed a conservator because of intellectual disabilities
 - D. All of the above
2. A written employment contract between a client and a licensed real estate broker is known as a/an:
 - A. Deed-in-lieu of foreclosure
 - B. Listing agreement
 - C. Retail agreement
 - D. Notice of sale
3. A contract in which both parties have performed the duties that they promised to do is referred to as a/an:
 - A. voided contract
 - B. unilateral contract
 - C. Time-essence provision
 - D. Executed contract
4. When a broker receives the sole right to represent a homeowner who is listing his property for sale, it is known as a/an:
 - A. Exclusive listing
 - B. Open listing
 - C. Reversion
 - D. Reversion
5. Megan listed her farm with a realtor and signed an exclusive agency agreement. The agent did not find a buyer for the farm, but Megan ultimately found a buyer herself. What does this mean for the realtor?
 - A. The agent receives half of the agreed upon commission
 - B. The agent receives one-fourth of the agreed upon commission
 - C. The agent does not receive a commission
 - D. The agent receives the full commission
6. What are the steps involved in forming mutual consent?
 - A. The first party makes an offer to the second party
 - B. The second party accepts the offer without qualifications
 - C. The second party communicates their acceptance to the first party
 - D. All of the above
7. Sasha negotiates a purchase agreement with a seller to buy the seller's house, but shortly before they are to close, the seller changes her mind and decides to keep the house. Sasha takes the seller to court and gets an order of specific performance, which means:
 - A. The court orders the house to be given to Sasha at no cost



Principal State Exam Study Guide For California

**Mark Berends, Ann Primus, Matthew
Springer**



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