

# Maine TRELG Associate Broker Practice Test (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

**Remember:** successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## Questions

- 1. An express contract can be formed in which manner?**
  - A. Only in writing**
  - B. Either in writing or orally**
  - C. Only by signature**
  - D. By any written or typed form**
- 2. True or False: All veterans automatically qualify for a veteran exemption on municipal property taxes.**
  - A. True**
  - B. False**
  - C. Only if they are disabled**
  - D. Depends on the state**
- 3. What is the primary purpose of property assessment?**
  - A. To determine market value**
  - B. To establish tax rates**
  - C. To facilitate zoning changes**
- 4. What communication style is best for a client who has an 'I' personality and seeks reassurance in the buying process?**
  - A. Offer factual information and data-driven responses**
  - B. Seek to establish rapport and share personal experiences**
  - C. Encourage them to make quick decisions**
  - D. Focus strictly on property features and details**
- 5. What does a boundary survey incorporate that a Mortgage Loan Inspection does not?**
  - A. A physical inspection of the property**
  - B. A review of original recorded documents**
  - C. A records check back to the deed**
  - D. A report on neighborhood conditions**

- 6. What type of fact is indicated when a recent death occurred in the home?**
- A. Material fact**
  - B. Material defect**
  - C. Negligible fact**
  - D. Non-disclosure**
- 7. Which entity is NOT typically involved in zoning approvals for land division?**
- A. Planning Board**
  - B. Department of Health**
  - C. Land Use Protection Commission**
  - D. Local building inspector**
- 8. At which location is a deed typically recorded?**
- A. Assessor's office of the municipality in which the buyer lives**
  - B. The registry of deeds in the county in which the property is located**
  - C. With the Internal Revenue Service**
  - D. With the Maine Revenue Service**
- 9. Which of the following would you classify as less critical than a material defect?**
- A. The roof leaked a decade ago**
  - B. Someone died in the house**
  - C. The sellers are getting a divorce**
  - D. There are issues with the dishwasher**
- 10. What determines the effective date of a contract?**
- A. The date of initial offer acceptance.**
  - B. The date the contract is signed.**
  - C. The date on which the offer is made.**
  - D. The date of payment.**



## **Answers**

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

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## **Explanations**

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**1. An express contract can be formed in which manner?**

- A. Only in writing
- B. Either in writing or orally**
- C. Only by signature
- D. By any written or typed form

An express contract is a type of agreement where the terms are clearly stated either verbally or in writing. This means that a contract can be formed through both oral discussions and written documentation, as long as the parties involved agree on the terms. The defining feature of an express contract is the explicit communication of terms, not the method by which that communication occurs. This allows for flexibility in how agreements can be made—whether someone verbally agrees to the terms in a conversation or documents those terms in a formal written agreement. While some contracts, particularly those subject to the Statute of Frauds, may need to be in writing to be enforceable (like real estate contracts), the question specifically asks about the formation of an express contract in general, which includes both oral and written forms. Thus, the correct answer emphasizes that express contracts can be formed in either manner.

**2. True or False: All veterans automatically qualify for a veteran exemption on municipal property taxes.**

- A. True
- B. False**
- C. Only if they are disabled
- D. Depends on the state

The answer is false. In general, not all veterans automatically qualify for a veteran exemption on municipal property taxes. Qualification often depends on specific criteria set by state or local governments, which may include factors such as the length of service, type of discharge, and residency status. Certain states may offer property tax exemptions, but these usually require veterans to apply for the exemption and fulfill specific conditions. For example, some exemptions might be available only to veterans who are disabled or who served during particular conflicts. Therefore, it is crucial for veterans to check the guidelines applicable in their specific state or municipality to determine if they qualify for such exemptions.

**3. What is the primary purpose of property assessment?**

- A. To determine market value
- B. To establish tax rates**
- C. To facilitate zoning changes

The primary purpose of property assessment is to inform local governments of the value of properties within their jurisdiction so that they can accurately levy property taxes. Assessments provide a basis upon which taxes are calculated, ensuring that residents contribute equitably according to the value of their properties. By establishing these values, municipalities can fund essential services like schools, public safety, and infrastructure. While determining market value is a significant aspect of property assessments, it primarily serves the indirect function of facilitating tax calculations rather than being the main aim of the assessment process itself. Zoning changes, on the other hand, involve land-use regulations and do not directly relate to the evaluation or valuation of property for tax purposes. Therefore, the focus of property assessment lies in establishing a fair and consistent valuation system that supports tax administration.

4. What communication style is best for a client who has an 'I' personality and seeks reassurance in the buying process?
- A. Offer factual information and data-driven responses
  - B. Seek to establish rapport and share personal experiences**
  - C. Encourage them to make quick decisions
  - D. Focus strictly on property features and details

The communication style that involves seeking to establish rapport and sharing personal experiences is most effective for a client who has an 'I' personality. Individuals with this personality type typically value relationships, emotional connections, and tend to be more expressive. They thrive on interaction and often look for reassurance throughout the buying process, making it crucial to engage them on a personal level. By sharing personal stories and experiences, you create a bond that fosters trust and comfort. This approach reassures the client and aligns with their interpersonal nature, making them feel understood and valued. A focus on rapport resonates with 'I' personalities, as they prefer collaboration and personal connections over the purely transactional aspects of real estate. Other communication styles may not resonate as well with this type of client. For instance, providing only factual information or data-driven responses might feel cold and detached, whereas encouraging quick decisions could create pressure, which 'I' personalities generally do not respond well to. Similarly, focusing strictly on property features without incorporating personal connection may lead to disengagement, as they appreciate a more relational approach.

5. What does a boundary survey incorporate that a Mortgage Loan Inspection does not?
- A. A physical inspection of the property
  - B. A review of original recorded documents
  - C. A records check back to the deed**
  - D. A report on neighborhood conditions

A boundary survey includes a thorough records check back to the deed, which is critical in determining property lines and boundaries. This involves examining historical documents, such as the original deed and other recorded instruments, to verify the legal description of the property and any relevant easements or encroachments. This detailed examination allows surveyors to accurately delineate property lines based on evidence from historical records. In contrast, a Mortgage Loan Inspection primarily focuses on a physical inspection of the property and determining its condition for lending purposes. It does not typically involve the in-depth examination of recorded deeds or other legal documents related to property boundaries. Therefore, the comprehensive nature of the boundary survey in reviewing original recorded documents is the key difference when comparing it to a Mortgage Loan Inspection.

**6. What type of fact is indicated when a recent death occurred in the home?**

- A. Material fact**
- B. Material defect**
- C. Negligible fact**
- D. Non-disclosure**

When a recent death occurs in a home, it is classified as a material fact. This designation arises from the significant impact such an event could have on a potential buyer's decision-making process. Material facts are those pieces of information that influence the value, desirability, and overall perception of a property. The occurrence of a death, particularly if it is violent or unexpected, can carry implications for the psychological stigma associated with the property. Buyers may wish to know about this history to assess how it may affect their living experience or future resale potential. By contrast, the other options address different situations. A material defect refers specifically to a physical issue with the property, such as a leaky roof or faulty electrical system, which affects its structure or function. Negligible fact would imply information that is not significant enough to influence a buyer's decision, while non-disclosure relates to the incomplete or lack of disclosure of pertinent information, which can lead to legal issues in real estate transactions. Thus, identifying a recent death as a material fact correctly acknowledges its importance in the context of real estate dealings.

**7. Which entity is NOT typically involved in zoning approvals for land division?**

- A. Planning Board**
- B. Department of Health**
- C. Land Use Protection Commission**
- D. Local building inspector**

The Department of Health is not typically involved in zoning approvals for land division. Zoning approvals are primarily managed by local governmental entities that focus on land-use planning and regulations. The Planning Board is crucial in reviewing and approving zoning applications to ensure they align with community plans and zoning regulations. The Land Use Protection Commission focuses on managing resources and ensuring land is used sustainably; thus, it has a role in zoning matters as well. On the other hand, local building inspectors mainly oversee construction standards and building codes rather than zoning laws. Their focus is on ensuring that buildings comply with safety and structural codes, which is separate from zoning, which generally deals with land use, density, and location matters. The Department of Health may have a role in assessing health-related aspects of land use, such as septic systems or sanitary codes, but it does not directly handle the zoning approval process itself. This distinction solidifies why the Department of Health is the least relevant entity in the context of traditional zoning approvals for land division.

**8. At which location is a deed typically recorded?**

- A. Assessor's office of the municipality in which the buyer lives
- B. The registry of deeds in the county in which the property is located**
- C. With the Internal Revenue Service
- D. With the Maine Revenue Service

A deed is typically recorded at the registry of deeds in the county where the property is located. This is crucial for establishing a public record of ownership and ensuring that any claims or interests in the property are officially documented. Recording the deed at this location helps to protect the rights of the property owner and gives notice to the public regarding who holds title to the property. While the assessor's office may have records for property tax purposes and government entities like the Internal Revenue Service or the Maine Revenue Service may require certain tax-related documents to be filed, they are not the correct locations for recording a property deed. The registry of deeds is designated specifically for this purpose, and it is where all legal documents pertaining to property ownership are filed and maintained. Thus, the chosen answer accurately reflects the standard practice for deed recording.

**9. Which of the following would you classify as less critical than a material defect?**

- A. The roof leaked a decade ago
- B. Someone died in the house
- C. The sellers are getting a divorce**
- D. There are issues with the dishwasher

The classification of what constitutes a material defect in real estate hinges on its effect on the property's value or habitability. A material defect refers to a significant issue impacting the safety or functionality of the home. In the context of the options provided, the fact that the sellers are getting a divorce is less critical because it does not directly affect the property itself or its condition. A divorce is a personal matter and does not have a direct bearing on the physical state or safety of the property, making it a less pertinent concern in the realm of real estate transactions. In contrast, issues such as past leaks in the roof, a death in the home, or dishwasher problems relate directly to the property's integrity, safety, and functionality, which are crucial factors when assessing any potential issues that could influence a buyer's decision or property value. Therefore, the details surrounding the sellers' personal situation are not seen as critical disclosures in the same way as the other options listed.

**10. What determines the effective date of a contract?**

- A. The date of initial offer acceptance.**
- B. The date the contract is signed.**
- C. The date on which the offer is made.**
- D. The date of payment.**

The effective date of a contract is established when both parties have signed the agreement. This signifies mutual consent and acknowledgment of the terms laid out within the contract. While the date of initial offer acceptance is important and might coincide with the signing date, the contract does not officially take effect until all parties have formally signed it. It's also relevant to note that the date on which the offer is made is simply when one party presents their willingness to enter into a contract, but this does not create a binding agreement until acceptance and signatures are documented. Lastly, the date of payment is typically tied to the performance of contractual obligations rather than marking when the contract itself becomes effective. Thus, the signing date represents the moment when the contract's terms become applicable, which is why it correctly indicates the effective date.



## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://metrelgassocbroker.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**